



SHAVINGTON
CUM
GRESTY

**Shavington-cum-Gresty Council
Planning Committee meeting**

Main Road,
Shavington, Crewe
CW2 5DP

www.shavingtononline.co.uk

26 June 2024

To: **Members of the Planning Committee**

Dear Councillor,

You are summoned to attend the meeting of the **Planning Committee** to be held at **7:00PM** on **Wednesday 3 July 2024** at **Shavington-cum-Gresty Village Hall, Main Rd, Shavington, CW2 5DP**.

Your sincerely,

Simona Garner
Parish Clerk

AGENDA

1	To receive and consider apologies for absence
2	To note declarations of Members' interest
3	To confirm and sign the minutes of the Planning Committee Meeting held on 5 June 2024 (attached)
4	Public Participation <i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
5	To consider making a response to the following planning applications: a. Application No: 24/2098N

	<p>Proposal: Variation of condition 2 on approval 21/0653N: It has been established that there are discrepancies between the ordnance survey mapping, on which the approved site layout plan is based, and our high level topographical survey. This has resulted in the site width (across plots 3 and 4) being approximately 1m less than approved. In order for the dwellings to fit within the site, we are proposing that the separation distance to the adjacent dwelling is reduced from 13.5m to 12.5m. This remains compliant with window to gable guidelines.</p> <p>Location: Land Adjacent To 16, HUNTERSFIELD, SHAVINGTON</p> <p>National Grid Ref 369559.1993 351205.9718</p> <p>b. Application No: 24/2178N</p> <p>Proposal: Proposed Two-storey Side/Rear Extension to replace existing attached Garage and to provide additional living accommodation + both Internal and External Alterations</p> <p>Location: 35, WESTON LANE, SHAVINGTON, CHESHIRE, CW2 5AN</p> <p>National Grid Ref: 370827.3606 352223.3529</p>
6	To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
7	To receive and consider the latest update of the ScG Parish Council – Planning Application Record (attached)
8	To note the date of the next Planning Committee Meeting – 17 July 2024 7:00PM

Shavington-cum-Gresty Council
Planning Committee meeting
Main Road,
Shavington, Crewe
CW2 5DP



MINUTES of the meeting held on
Wednesday 5 June 2024

In attendance: Cllrs Ferguson, K Gibbs, McIntyre, McHugh

Cllr R Jones

ScG PC/24/01/01	To elect the Chair and Deputy Chair of the Planning Committee
	RESOLVED: that Cllr McIntyre and Cllr McHugh are elected Chair and Deputy Chair of the Planning Committee respectively.
ScG PC/24/01/02	To receive and consider apologies for absence
	Apologies were received from Cllr Wain.
ScG PC/24/01/03	To note declarations of Members' interests
	No declarations of interest were made.
ScG PC/24/01/04	To note the Terms of Reference of the Planning Committee
	Councillors NOTED the Terms of Reference of the Planning Committee.
ScG PC/24/01/05	To confirm and sign the minutes of the Planning Committee Meeting held on 17 April 2024
	RESOLVED: That the Minutes of the previous meeting are approved and signed as an accurate record.
ScG PC/24/01/06	Public Participation

	<i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>
	No comment was made.
ScG PC/24/01/07	<p>To consider making a response to the following planning applications:</p> <p>a. Application No: 24/1724N Proposal: Advertisement Consent for Four advertising signs placed at entrance points on to roundabout. Location: Roundabout at junction of Crewe Road and Jack Mills Way National Grid Ref 371063.022 353386.3476</p> <p>RESOLVED: No comment.</p>
ScG PC/24/01/08	<p>To consider making responses to any urgent planning application consultations that have arisen since this agenda was published</p>
	<p>a. Application No: 24/0996N Proposal: Erection of a log cabin type building for the purpose of running a small childrens day nursery. Location: 3, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref 369347.5989 351313.1306</p> <p>RESOLVED: that the council object to the application, until these elements of concerns are addressed:</p> <ul style="list-style-type: none"> • Some of the submitted site plans and documents are outdated and inaccurate • There is insufficient provision of car parking spaces for both staff and customers. • Issues related to access and vehicle movements have not been adequately addressed.
ScG PC/24/01/09	<p>To consider making a response to the Cheshire East Bus Service Review Consultation (https://surveys.cheshireeast.gov.uk/s/BusServiceReview2024/)</p>
	<p>RESOLVED: that Cheshire East Council is requested to improve the No. 39 bus service and implement the evening service, which was funded through S106 money, in connection with Shavington Park.</p> <p>RESOLVED: it is recommended that Cheshire East consider improvements to ticketing by implementing through-ticketing principles. This will help avoid multiple charges and encourage bus use.</p>

	RESOLVED: It is recommended that Cheshire East Council consider various highway improvements, such as implementing one-way systems and adding double yellow lines in selected areas, to improve bus mobility and provide better service to residents, ultimately encouraging more bus use.
ScG PC/24/01/10	To consider making a response to the Cheshire East Council Local Plan Review Consultation (https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/new-local-plan.aspx)
	RESOLVED: That the Parish Council expects the site allocations to be small, as per the Town and Villages Topic Paper. RESOLVED: that a request is made to Cheshire East Council to consult Parish and Town Councils be consulted on s.106 agreements to ensure community benefit is better achieved and planned.
ScG PC/24/01/11	To receive and consider the latest update of the ScG Parish Council – Planning Application Record
	Councillors NOTED the report
ScG PC/24/01/12	To receive an update from the Neighbourhood Plan Review Working Group
	Cllr McIntyre briefed Councillors on the item. Councillors NOTED the report.
ScG PC/24/01/13	To note the date of the next Planning Committee Meeting – 3 July 2024 7:00PM
	Councillors NOTED the date of the next Planning committee meeting.

Meeting Closed at 1941 hrs

Chair: Cllr McIntyre

Clerk: S Garnero

STATUS	Planning Application	Planning application INFO	ScG Planning Committee COMMENTS	UPDATE	Link	Further updates
REFUSED	22/3674N	Proposal: Non-Material Amendment to application 20/0604N Location: ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ	Shavington-cum-Gresty Parish Council Planning Committee recommends that this application is called-in by the Shavington Ward Councillor, and that a firm objection is made to the application on the ground of Highways safety. Further clarifications are also requested on plans for that section Main Road.	Refused / 11-Oct-2022	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08427108.pdf	none 29.11.22
APPROVED	22/1125N	c.Application: 22/1125N Proposal: Food Services Processing and Packaging Staff Facilities and Modified Parking Arrangement. Location: Baird Foods Services Limited, CREWE ROAD, SHAVINGTON, CW2 5AD National Grid Ref: 370422.45 352582.97	That, based on previous complaints from neighbours, the Council requests an environmental appraisal to examine the disposal of effluent and any historic issues in light of the changes proposed.	Approved with condition	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410792.pdf	NA
REFUSED	22/0462N	g.Application: 22/0462N Proposal: Erection of timber frame and clad outdoor cat houses with exterior exercise areas Location: 35, WESTON LANE, SHAVINGTON, CHESHIRE, CW2 5AN National Grid Ref: 370827.1705 352223.37	See A17 PC meeting 20220406 + See ScG PC/22/7/5 for comment submit to appeal	Refused / 01-Aug-2022	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08410614.pdf	Appeal withdrawn 12.01.23 https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08448593.pdf
APPROVED	22/0496N	b.Application: 22/0496N Proposal: Detached single dwelling Location: 27, CREWE ROAD, SHAVINGTON, CW2 5JE National Grid Ref: 370235.0382 351488.356	RESOLVED: Concerns were raised about the drainage of the property (Policy 9.1.4 of Shavington-cum-Gresty Neighbourhood plan): the water should be drained into the drainage system due to the presence of a water course is within short distance. Overall, the application form needs to be reviewed to correct inaccurate or misleading information.	Approved with conditions / 09-Aug-2022	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08412678.pdf	NA
REFUSED	21/5216N	a.Application 21/5216N Proposal: Construction of front boundary wall and rails and alteration to existing access Location: 23, WESTON LANE, SHAVINGTON, CW2 5AN National Grid Ref: 370738.1504 352202.6729	that the proposal from Highways is supported.	Refused / 18-Jul-2022	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08405974.pdf	none 29.11.22
APPROVED	21/5199N	c.Application 21/5199N Proposal: Change of use of existing building to provide 7 residential units for supported living Location: 1, ROPE LANE, (Junction of Main Road & Rope Lane), SHAVINGTON, CHESHIRE, CW2 5DT National Grid Ref: 369885.6991 351830.5446	See A12 Extra-ordinary PC meeting 20211117	Approved with conditions / 09-Sep-2022	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08420544.pdf	NA
APPROVED	21/0653N	a.Application 21/0653N Proposal: 4.no detached houses and ancillary works Location: ADJ 16, HUNTERSFIELD, SHAVINGTON, CW2 5FB Deadline: 18 October 2021	See A10 PC meeting 20211006	Approved with conditions / 30-Nov-2021	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08350795.pdf	NA
REFUSED	20/1045N	a.Application 20/1045N Proposal: Provision of separate vehicular egress and alteration & widening of existing listed stone gate piers to allow agricultural vehicle access Location: Land North of WESTON LANE, SHAVINGTON	to restate the comments made by the Parish Council Members on April 2020	Refused / 18-Nov-2020	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242295.pdf	18.11.21 Appeal dismissed
REFUSED	20/1046N	b.Application 20/1046N Proposal: Listed Building Consent for provision of separate vehicular egress and alteration & widening of existing listed stone gate piers to allow agricultural vehicle access. Location: Land North of WESTON LANE, SHAVINGTON	to restate the comments made by the Parish Council Members on March 2020	Refused / 18-Nov-2020	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08242293.pdf	18.11.21 Appeal dismissed
APPROVED	21/4136N	h.Application 21/4136N Proposal: Hybrid planning application comprising (i) A full planning application for residential dwellings (Use Class C3) with access, public open space and associated infrastructure; and (ii) An outline planning application (with all matters reserved except for means of access) for up to 700sqm of commercial development (Use Classes E and Sui Generis) Location: LAND SOUTH OF, NEWCASTLE ROAD & STOCK LANE SHAVINGTON National Grid Ref: 369982.5985 351269.6338	" That the proposal submitted exceeds the number of dwellings stated in the original strategic plan for the site, and does not comply with the Shavington-cum-Gresty Neighbourhood Plan. That nothing more than two-story houses should be included in the plan. That, in the event of approval of the proposal in its current form, the Parish Council would request Cheshire East Council to apply section 106 in favour of Shavington-cum-Gresty Parish Council, to support existing community assets in the Village and community projects."	Approved 11.11.22	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08435426.pdf	
REFUSED	21/3034N	a.Application n. 21/3034N Proposal: Widening of existed listed gateway to provide access to agricultural land and renovation works to reinstate to an improved condition. Location: Land North of Weston Lane, existing gateway to SHAVINGTON HALL, WESTON LANE, SHAVINGTON, CREWE, CW2 5AT National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July	that these pillars and walls are historic monuments within the parish and are strongly of the view that they should be retained and protected, and not tampered with in any way. Any adjustments would they feel spoil the aspect and amenity of the Lane	Finally disposed of under Article 40 (13) 02.02.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08453152.pdf	
REFUSED	21/3035N	b.Application 21/3035N Proposal: Listed building consent widening of existed listed gateway to provide access to agricultural land and renovation works to reinstate to an improved condition. Location: Land North of Weston Lane, existing gateway to SHAVINGTON HALL, WESTON LANE, SHAVINGTON, CREWE, CW2 5AT National Grid Ref: 370872.0565 352222.9955 Deadline: 14th July	RESOLVED: that these pillars and walls are historic monuments within the parish and are strongly of the view that they should be retained and protected, and not tampered with in any way. Any adjustments would they feel spoil the aspect and amenity of the Lane	Finally disposed of under Article 40 (13) 02.02.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08453153.pdf	

APPROVED	21/2999N	Proposal: Construction of 2 bungalows Location: 7, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref: 369368 351349 Deadline: 7th July	RESOLVED: that the proposal needs to be compatible with the final approved design of the planning application number 20/0604N 'Variation of Condition – Elephant & Castle Inn, 289 Newcastle Road'	Approved with conditions / 10-Aug-2021	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08321325.pdf	
REFUSED	22/4483N	Proposal: Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets. (ref. Planning Policy Guidance Note No.8) Location: Crewe Road Street Works, CREWE ROAD, SHAVINGTON CW2 5DL National Grid Ref 370128.0296 351739.0278	RESOLVED: that the Parish Council support the application, subject to the following two elements being considered: - That – in compliance with Planning Policy Guidance Note No.8, s24-sympathetic design and camouflage to minimise the impact of the development is considered - That the planning application 22/4483N's design is integrated with the design of previously approved planning application 21/4784N	Refused 22.12.22	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08445845.pdf	
WITHDRAWN	19/5945N	Application: 19/5945N Proposal: Proposed scout hut including change of use Location: Land Off, Gresty Lane, Shavington, Crewe, Cheshire	RESOLVED: that the original comment submitted by the Parish Council is reiterated, particularly those elements of concerns around highways, pedestrian safety, and parking.	16.03.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08463591.pdf	
APPROVED	23/1623N	a.Application: 23/1623N Proposal: Two storey and single storey extension(s) to rear, loft conversion with new gable end and dormer to rear elevation, re-submission of application No 23/0414N Location: 21, CREWE ROAD, SHAVINGTON, CHESHIRE, CW2 5JE National Grid Ref: 370218.5104 351440.3196	RESOLVED: that any points raised by the Local Planning Authority for the refusal of Planning application No 23/0414N is applied and considered for the current application	08.06.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08482043.pdf	
WITHDRAWN	23/1383N	c.Application: 23/1383N Proposal: Continuation of existing boundary fence on privately owned land to prevent current issue of trespass and damage to property, where land is being used as a shortcut to somewhere else. Fence to extend over one side of the front edge boundary and finish at the opposite properties boundary wall. Proposed works will have no impact upon any public highway or footpath. There is no right of pedestrian or vehicular access between the areas the fence will divide. Location: 10, THOMAS PALIN CLOSE, SHAVINGTON, CW2 5FS National Grid Ref 370285.2073 351850.8337	RESOLVED: that the application is supported in principle, subject to the boundary fence being in line with the character of the area.	11.05.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08476001.pdf	
REFUSED	23/0983N	c.Application: 23/0983N Proposal: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets. Location: H3G 1, Crewe Road street works, Crewe Road, Shavington, CW2 5DL National Grid Ref 370093.59 351739.06 The enclosed application seeks a determination as to whether the prior approval of this Council will be required to the siting and appearance of the proposed development. Advice on the procedure is contained within Planning Policy Guidance Note No.8.	RESOLVED: that the Parish Council support the application, subject to the following two elements being considered: - That – in compliance with Planning Policy Guidance Note No.8, s24-sympathetic design and camouflage to minimise the impact of the development is considered - That the planning application 23/0983N design is integrated with the design of previously approved planning application 21/4784N	04.05.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08518924.pdf	- November 2023 APPEAL SUBMITTED
APPROVED	23/1150N	d.Application: 23/1150N Proposal: Two storey side extension, ground floor rear extension and change of use of the existing dwelling house to C2, residential accommodation for vulnerable children Location: 245, Newcastle Road, Blakelow, Cheshire East, CW5 7ET	RESOLVED: that sufficient supporting information about the change of use should be provided and cross checked to make sure they comply with relevant planning regulation. That concerns are raised around adequate car parking provisions as per Shavington-cum-Gresty Neighbourhood PlanTRA2. That concerns on potential overdevelopment need to be addressed, as per planning policies. That design and asset statements should address elements such waste, deliveries, commercial contracts, vehicles access, and utilities that need to be supplied.	26.02.2024	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08541189.pdf	
WITHDRAWN	Application: 23/1993N	Proposal: Proposed Multi Use Games Pitch Location: Shavington Primary School, SOUTHBANK AVENUE, SHAVINGTON, CREWE, CHESHIRE, CW2 5BP National Grid Ref: 370128.6468 351948.4126	RESOLVED: that the planning application in its current form is not supported, due to several contradictions between the form submitted by the applicant and the information provided, such the inclusion in drawing of a Nursery Unit. That Planning Officer should challenge the details in the application and provide adequate reassurance on the intent of the application and what it does cover.	28.07.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08495153.pdf	

WITHDRAWN	Application: 23/1451N	b.Application: 23/1451N Proposal: Proposed three vehicle detached garage to house vehicles and ground implements with hay store to rear. Location: Greenbank Farm, CREWE ROAD, SHAVINGTON, CW2 5IB	RESOLVED: that comments raised by the Nature Conservation Officer need to be taken into account.	14.11.2023	https://docs.cheshireeast.gov.uk/NorthgatePublicDocs/08518605.pdf	
WIP	Application No: 24/0214N	b.Application No: 24/0214N Proposal: Variation of conditions 2 and 18 on application 21/1920N: To allow for coffin burials to respond to demand Location: SANTUNE MEADOWS, LAND ADJACENT TO OLD PUSEYDALE, MAIN ROAD, SHAVINGTON, CW2 5DU National Grid Ref: 369387.3652 351624.9081	RESOLVED: The Clerk has been instructed to contact the Shavington Ward Councillor to formally request a call-in of the application. RESOLVED: That, with reference to the Cheshire East Council internal consultation on flood risks, the Planning Authority should request the applicant to provide a flood risk assessment. RESOLVED: That the Parish Council reiterates all comments and observations already submitted in the previous main application 21/1920N. RESOLVED: That a recommendation should be made to restrict the maximum number of burials to 25 per annum, with reference to the Groundwater risk assessment. RESOLVED: That a recommendation is made to Highways to consider restrictions in parking on the main highway. RESOLVED: That the applicant should be required to supply missing or lacking information to ensure clarity and transparency in the assessment process.			
WIP	Application No: 24/1193N	b.Application No: 24/1193N Proposal: Outline application with some matters reserved for demolition of existing garages to form access to a proposed single dwelling to the rear of 21 Main Road with associated boundary alterations and erection of a single garage Location: 21, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref: 369406 351399	RESOLVED: The planning application in its current form is not supported due to the following concerns: a. Inaccuracy in the submitted plan, showing parking spaces for two cars between numbers 21 and 23 Main Road, which is believed to be a shared driveway between the two neighbors. c. Furthermore, there are concerns that the point of access to Main Road is planned at what is already considered a pinch point, particularly given the recently implemented traffic calming measures related to the housing development. d. Additionally, concerns were raised as a number of neighborhoods listed as consultees reported not receiving proper notification.			
WIP	Application No: 24/0996N	a.Application No: 24/0996N Proposal: Erection of a log cabin type building for the purpose of running a small childrens day nursery Location: 3, MAIN ROAD, SHAVINGTON, CW2 5DY National Grid Ref: 369347.5989 351313.1306	RESOLVED: that the council object to the application, until these elements of concerns are addressed: •Some of the submitted site plans and documents are outdated and inaccurate •There is insufficient provision of car parking spaces for both staff and customers. •Issues related to access and vehicle movements have not been adequately addressed.			