



**SHAVINGTON**  
CUM  
**GRESTY**

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

Main Road,  
Shavington, Crewe  
CW2 5DP

[www.shavingtononline.co.uk](http://www.shavingtononline.co.uk)

**Minutes of the Planning Committee held on Thursday 22 January 2026 at  
7pm at St Marks' Church Hall**

In attendance: Cllrs R Jones, McIntyre, Wain, K Gibbs

Also in attendance: H Marshall (Parish Clerk), 4 members of the public

<b>ScG/P7/01</b>	To receive and consider apologies for absence
<b>ScG/P7/02</b>	To note declarations of Members' interests  No declarations of interest were made.
<b>ScG/P7/03</b>	To confirm and sign the minutes of the Planning Committee Meeting held on 5 November 2025 ( <b>attached</b> )  <b>RESOLVED:</b> That the minutes of the Planning Committee Meeting were approved and signed as an accurate record.
<b>ScG/P7/04</b>	Public Participation  <i>A period not exceeding 20 minutes for members of the public to ask questions or submit comments</i>  <b>Russell Adams – in support of application 25/4742/PIP</b> Permission in principle for small housing development. The application is for up to 4 units and the developer has received expressions of interest for these. There is currently a shortage of housing supply in Cheshire East. The proposal would be in line with a defined tree line.  <b>Resident – spoke against the application 25/4742/PIP.</b> The developments proposed in Shavington-cum-Gresty will increase housing supply by 25% in the area. There is major concern about flooding in the area and more building here will cause more flooding for those houses lower down.  Planning Committee Members queried whether highways are accepting of the proposal, they have stated no concerns.

	<p>Also asked about materials for driveways. Told that at the technical stage this would be stated, but any materials would need to meet Cheshire East requirements for drainage.</p> <p>Planning Committee can see that the last published position for Cheshire East is a 3.8 years supply (10011 houses)</p> <p>Planning Committee asked if there was any intention to extend further? Told no, under permission in principle the area is capped at 1000sqm.</p>
<p><b>ScG/P7/05</b></p>	<p>To consider making a response to the following planning applications:</p> <p><b>25/4742/PIP</b>                  Permission in Principle                  Proposal:                  Permission in principle for the erection of up to 4 no. self-build dwellings with associated infrastructure and ancillary facilities.                  Land To The Rear Of Pusey Dale Close, Crewe, CW2 5DU</p> <p><b>RESOLVED:</b> No objections in principle and will look at the full plans when they come through.</p> <p><b>25/4823/EIA</b>                  EIA screening / scoping                  Proposal:                  EIA Screening Opinion in relation to proposed residential development.                  Land East of Crewe Road, Shavington.</p> <p><b>RESOLVED:</b> No comment</p> <p><b>25/3529/FUL</b>                  Full Planning                  Proposal:                  The construction of 7 no. one bedroom bungalows for assisted living, carers' unit and associated works.                  Shavington Villa, 13 Rope Lane, Shavington, Crewe, Cheshire East, CW2 5DT</p> <p><b>RESOLVED:</b> No comment</p>
<p><b>ScG/P7/06</b></p>	<p>To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.</p> <p><b>25/4895/PRIOR-1A</b>                  Prior Approval: Larger householder extension                  Proposal:                  Prior approval for a single storey extension to rear of dwelling house, extending 4.0 metres beyond the rear wall, maximum height of 3.35 metres and eaves height of 3.35 metres.                  6 Woodnoth Drive, Shavington, Crewe, Cheshire East, CW2 5BN</p> <p><b>RESOLVED:</b> No comment</p>

<b>ScG/P7/07</b>	<p>To consider sending a representative from the Parish Council to the Southern Planning Committee when application 25/2405/OUT is discussed and to agree on the statement to be made to the Committee, if attending. <b>(attached)</b></p> <p><b>RESOLVED:</b> This is being discussed at the Strategic Planning Committee. Cllr Wain will attend, or, if needed Cllr McIntyre in her place. The Clerk, in consultation with Cllr Wain and Cllr McIntyre will agree the statement to be read, to include more information on the flooding issues and lack of pedestrian routes on Gresty Lane.</p>
<b>ScG/P7/08</b>	<p>To consider quotes and proposed plans for updating the Neighbourhood Plan for Shavington-cum-Gresty <b>(attached)</b></p> <p><b>RESOLVED:</b> Planning Committee Members chose to accept the quotation from O'Neill Homer, acknowledging that the Clerk had evidenced attempts to obtain three quotes, but had only had two responses due to lack of expertise or capacity for this work in the ten planning consultants contacted. The Clerk is asked to set up a working group and organise an appointment to begin work as soon as possible.</p>
<b>ScG/P7/09</b>	<p>To consider an update to the TOR for the Planning Committee for the calling of planning committee meetings <b>(attached)</b></p> <p><b>RESOLVED:</b> To recommend the update to the TOR to the Full Council.</p>

Meeting closed: 2014

Chair: Cllr McIntyre

Clerk: H Marshall