

Crewe Town Council

Planning Committee

1 Chantry Court,

Forge Street,

Crewe

CW1 2DL

www.crewetowncouncil.gov.uk

01270 756975



9th September 2020

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 Tuesday 22nd September**. It will be a virtual meeting held on the Zoom platform. A link will be sent to members separately. The meeting will also be broadcast on the council's youtube.com channel.

Yours sincerely,

Pete Turner
Town Clerk

Agenda

1. To receive apologies for absence.
2. To note declarations of Members' interests.
3. Public Participation
A period not exceeding 15 minutes for members of the public to ask questions or submit comments. **Any member of the public wishing to participate should email support@crewetowncouncil.gov.uk by 4.00 p.m. on the day of the meeting, providing their name, email address and an indication of the subject of their question or comment.** He or she will then be sent an invitation to participate in the Zoom meeting up to the close of public participation
4. To confirm and sign the Minutes of the Planning Committee Meeting held on Tuesday 21st July 2020. (*minutes attached page 7*)
5. To receive an update presentation relating to Cheshire East Council's Licensing and Planning work on an Article 4 Directive

6. To consider making a response to the following planning applications:
- - **20/3795N** Second storey rear extension over the existing ground floor extension
Location: 23 Salisbury Avenue, Crewe, CW2 6JW
 - **20/3801N** Extension of existing plant room to provide additional plant to service a proposed district heating system for adjacent Cheshire East Buildings.
Location: Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB
 - **20/3762N** Residential development for 148 new build dwellings & associated works.
Location: Land off Sydney Road, Crewe
 - **20/3835N** Change of use from a shop to a restaurant / bistro.
Location: 6 Market Street, Crewe, CW1 2EG
 - **20/3885N** Single storey side extension.
Location: 1A Russet Close, Crewe, CW1 4FR
 - **20/3882N** Proposed 2 storey extension on side of house.
Location: 1 Cranage Road, Crewe, CW2 8NJ
 - **20/3876N** Two storey side extension, replacement windows & internal alterations.
Location: 190 Alton Street, Crewe, CW2 7PT
 - **20/3947N** The erection of a generator, generator enclosure. and associated works.
Location: To the west of office building, Gawsorth House, Westmere Drive, Crewe, CW1 6XB
 - **20/3942N** Proposed new dwelling and revised access to road to create singular access to previously approved planning applications reference 18/069N & 18/5442N
Location: Land to the south of, Maw Green Road, Crewe.
 - **20/3171N** Proposed sub division of existing large 3 bedroomed first floor flat to create 2 number new 1 bedroom flats – no external alterations to existing elevations.
Location: 16A Union Street, Crewe, CW2 7DJ

- **20/3357N** Single & two storey extension
Location: 62 Bedford Gardens, Crewe, CW2 6JR
- **30/3441N** Two storey side(s) and front extension, single storey extension to rear, increase roof height, detached double garage and boundary wall / gate(s), re-submission of application no. 20/1360N
Location: 5 Buchan Grove, Crewe, CW2 7NG
- Notice of proposal Cheshire East Borough Council (Selworthy Drive and Bradfield Road, Crewe) Prohibition of waiting order 2020.

7. To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.

8. To note responses submitted under delegation since the previous meeting:

- **19/4366N** Extension of existing car park to deliver additional parking spaces.
Location: Emerald, Westmere Drive, Crewe, CW1 6UN.
Response submitted 13.08.20: *We object to this application on the following grounds: There is still no concern shown regarding the removal of priority deciduous woodland to achieve their aims. With this in mind, we do not wish to change the comments that the planning committee agreed in January.*
- **20/3146N** Two storey extension
Location: 116 Holland Street, Crewe, CW1 3SL
Response submitted 19.08.20: *No Objection*
- **20/3110N** construction of brick built front porch
Location: 141 Lime Tree Avenue, Crewe, CW1 4HT
Response submitted 19.08.20: *No Objection*
- **20/3036N** Single storey rear extension.
Location: 28 Sunnybank Road, Crewe, CW2 8SX
Response submitted 19.08.20: *No Objection*
- **20/3097N** Change of use from tool hire and vehicle hire centre to sale of cars, parts, tyre fitting and vehicle detailing activities.
Location: Primo House, 221 Edleston Road, Crewe, CW2 7HT
Response submitted 19.08.2020: *No Objection*
- **20/3006N** Side first floor extension.
Location: 18 Merebank Road, Crewe, CW2 8AS
Response submitted 19.08.20: *No Objection*

- **20/2947N** Change of use of garage to beauty salon
 Location: 183-185 Underwood Lane, Crewe, CW1 3SE
 Response submitted 19.08.2020: *The committee does not object in principal but, noting the submitted comments of the neighbour, seeks that any associated planning consent granted should include for an enforceable condition(s) that ensure the operating hours of the unit do not exceed 9am to 5pm Monday to Saturday (potentially reduced hours on a Sunday) on the grounds of impact on amenity of neighbouring residential properties due to noise.*
- **20/2983N** Extension of the permitted A1 use to Approval 17/4719/N –
 Proposed conversion of former car showroom & workshop to 3 No. A1 retail units with associated car parking, new external plant compound, replacement of shop front glazing and alteration to existing door & window openings to add A5, D1 and sui geberis (Vets) uses to Unit 2 and Unit 3
 Location: 1 Remer Street, Crewe, CW1 4LS
 Response submitted 19.08.2020: *The committee does not object in principle but raises concern relating to potential traffic issues associated with access / egress to the site directly from the roundabout.*
- **20/3241N** Replacement garage
 Location: 55 Manor Way, Crewe, CW2 6JY
 Response submitted 19.08.2020: *This committee does not object in principle, But seeks that any associated planning consent granted seeks to include an Enforceable condition to restrict onward use of the building for overnight or residential accommodation.*
- **20/3233N** The proposed development of three bespoke detached houses with communal access to replace four detached houses with communal access approved under planning permission 12/0831N.
 Location: Land at Maw Green Road, Crewe.
 Comments submitted 19.08.2020: *Although Crewe Town Council does not object to this application, it is sought that, should the application be approved, the following issues are addressed in an enforceable format within the approval conditions:*

 - 1 *That each property proposed has 3 parking spaces with suitable manoeuvre room (due to the scale of the properties it is reasonable to assume a minimum of 2 vehicles per property).*
 - 2 *That each property provides for external electric vehicle charging, in light of the Cheshire East Council recognized climate emergency.*
 - 3 *That, due to the hard landscaping in replace of open grass land, the development includes for SuDS (sustainable drainage) to minimize the impact of rainwater run off, expecting to be increasing due to climate change.*
 - 4 *That all fencing and boundary treatments are hedge-hog friendly and soft landscaping is wildlife friendly.*
 - 5 *That the designs are amended to remove the sun decks as shown on the plans due to the overlooking nature on properties directly opposite to the development site.*

- **20/3144N** Extension and realignment of Car Park
 Location: Aldi Foodstore Limited, University Way, Crewe, CW1 5BL.
 Comments submitted 19.08.2020: *Although Crewe Town Council does not object to this application, it is sought that, should the application be approved, the following issues are addressed in an enforceable format within the approval conditions:*

 - 1 *That the development includes for significant rainwater run off drainage, with capacity to properly manage the expected increasing occurrence of heavy rainfall due to climate change.*
 - 2 *That the applicant, and their successors on the site, must ensure the drainage is regularly maintained and kept clear of blockage or detritus build up.*

- **20/3508N** Convert existing dwelling into 4 No. self contained flats
 Location: 75 Furnival Street, Crewe, CW2 7LH
 Response submitted 19.08.2020: *This committee objects on the following grounds:*

 - 1 *The overdevelopment of the premises, being that the design does not deliver 4 flats, but includes for 2 very small bedsit units which, due to their restrictive dimensions, do not reflect the good quality accommodation defined within the Cheshire East Council local plan.*
 - 2 *That the bedsit proposed designs provide for inadequate separation from the WC to the food preparation and consumption area of the bedsits.*
 - 3 *That the over division of dwellings in this area does not support the surrounding community value, in that traditional housing is being sandwiched by multiple occupancy units on short term rents, as is the case with the adjoining neighbour of this property.*
 - 4 *That the design is equivalent to a house of multiple occupancy.*
 - 5 *That the design does not provide for adequate designated space for appropriate residential waste receptacle storage and onward collection.*
 - 6 *That there is no provision for bike storage, which does not support the sustainable / active transport strategy of the council.*
 - 7 *There is no indication of extraction for the submitted designs (although noted that this is a building regulations issue).*

- **20/3198N** Change of use of Class B1 Business usage to Class D2 Assembly and Leisure – To open as a soft play centre.
 Location: 1 Underwood Lane, Crewe, CW1 3JX
 Response submitted 19.08.2020: *This committee does not object in principle but seeks that any associated planning consent granted should include for an enforceable condition(s) that ensure the operating hours of the unit do not exceed 9am – 6pm Monday to Friday (potentially reduced hours on a Sunday) on the grounds of impact on amenity of neighbouring residential properties due to noise.*

- **20/1872N** The construction of 25 dwellings; provision of associated access, drainage and hard and soft landscaping; and other associated works.
Location: Coppenhall East, Broad Street, Crewe.
Response submitted 01.09.20: *Crewe Town Council maintains its previously submitted objection to the application (comments submitted 26.05.20). The objections are based on:*
 - 1 *Social housing proportion and distribution is inadequate.*
 - 2 *Inadequate community facilities in final built out proposals, being that they lack a shop, public house or adequate play and recreation space for the scale of the development, which does not meet with the Cheshire East Local Plan Strategy associated policy.*
 - 3 *The proposal indicates overdevelopment of the site.*

- **20/3605N** Garden shed built on inside of the property boundary.
Location: 14 Parn Close, Crewe, CW1 4GD
Response submitted 09.09.2020:
The council does not object to the application, but seeks that any approval granted provides for an enforceable condition that ensures that the building cannot be used for living or overnight accommodation.

9. To consider the committee's budget requirements for financial year 2021/22

10. To note the date of the next meeting 20th October 2020

**Crewe Town Council
Planning Committee**

1 Chantry
Court, Forge
Street, Crewe
CW1 2DL

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Minutes of the meeting of Crewe Town Council Planning Committee 21/07/20

In attendance: Cllr John Rhodes (Chair)
Cllr Tom Dunlop
Cllr Dennis Straine-Francis
Cllr Marilyn Houston

PL20/2/1 To receive apologies for absence.

Cllr Angier – apologies received and noted

PL20/2/2 To note declarations of Members' interests.

None

PL20/2/3 Public Participation

None

PL20/2/4 To confirm and sign the Minutes of the Planning Committee Meeting held on Tuesday 23rd June 2020.

RESOLVED: That the minutes are approved as a true record of the meeting

PL20/2/5 To consider making a response to the following planning applications:

20/2496N Proposed demolition of children's nursery and build new children's nursery, associated play area & play equipment and new perimeter fencing

RESOLVED: That this committee expresses support for the submitted application

20/1454N Proposal for a two storey, 18 bed specialist unit care home on an existing soft landscape area adjacent to Telford Court Care Home; including additional car parking, ancillary gardens and increase to existing bin store

RESOLVED: That this committee strongly objects to the application on the following grounds:

- i. That neighbour/resident comments reflect severe concern relating to the scale and proximity of the proposals as well as existing issues relating to the site associated with light pollution,

- noise and waste management
- ii. That the proposals demonstrate over development of the site
- iii. That the proposals provide for an overbearing development particularly in light of the proximity to the existing neighbouring dwellings
- iv. That the proposals will have a severe impact in terms of loss of amenity for the neighbouring dwellings in terms of loss of privacy and over looking.
- v. That the proposals will have a severe impact in terms of loss of amenity for the neighbouring dwellings in terms of loss of light
- vi. That designs of the proposals do not meet the Cheshire East Local Plan Strategy policies and design guidance associated with distance of proposed windows from existing windows (CEC Borough Design Guide Vol2, ii)111and ii)112 – demonstrating loss of residential amenity)
- vii. That the proposals do not meet Cheshire East Local Plan Strategy policies and design guidance associated with waste bin storage (CEC Borough Design Guide Vol2, ii)120)
- viii. That any approved application must include enforceable conditions relating to bin storage, noise and light pollution.

20/2518N Proposal: Improvement of Crewe office including raising roof by 1.0M to accommodate first floor office and facilities

Cllr Cosby's support for the application was noted and supported

PL20/2/6 To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.

20/2823N Proposal: Change of use from dental practice to 2 no self-contained flats, 1 per floor. 23 Union Street, Crewe, CW2 7DJ

RESOLVED: That this committee has no objections to the application in principle but seeks that the proposals are refined to address the following:

- i. In light of localised waste and fly-tipping issues, the bin storage for the development is clearly defined in the design and any associated conditions of planning consent (as per Cheshire East Council Local Plan Strategy and Borough Design Guide Vol 2, ii) 120.)
- ii. That it is clarified that there are on street parking issues in the area and the development should seek to not adversely impact on this
- iii. That, to address amenity of the proposed upstairs flat, access to the rear of the property is included in the designs
- iv. That to address fire safety for the proposed upstairs flat, access to the rear of the property is included in the designs
- v. As required and defined within the Cheshire East Council Local Plan Strategy and Borough Design Guide Vol 2, ii) 120, bike storage for both flats is defined in the designs.

20/2939N Proposal: Demolishing existing conservatory and outbuilding and build new atrium lantern extension to the rear of the property. 112 Ernest Street, Crewe, CW2 6JZ

No objection

20/2588N Proposal: Rear Lean to conservatory. 8 Dutton Way, Crewe, CW1 3JE

No objection

20/2876N Proposal: Partial demolition and redevelopment and partial refurbishment of an existing building resulting in total of 25673 sq.m of B8 floor space at Units A & B, 1 Weston Road, Crewe

No objection

20/2877N Proposal: Partial demolition and redevelopment of an existing building resulting in total of 25106 sq.m of B8 floor space at Units A & B, 1 Weston Road, Crewe

No objection

20/2984N Proposal: Extension of temporary permission for the portacabin application approved 2017 (17/3953N). Ruskin Community High School, Ruskin Road, Crewe, CW2 7JT

No objection

20/2958N Proposal: Rear Ground Floor extension. 9 Rosehill Road, Crewe, CW2 8AR

No objection

Street Trading License Application – Queens Park Drive, Crewe, CW2 7SB
RESOLVED: That the committee does not object to the application in principle, but seeks enforceable conditions of any approved license to include for the applicant/licensee to be responsible for all litter and waste associated with sales from the associated food and beverage unit

PL20/2/7 To note responses submitted under delegation since the previous meeting:

20/2601N Proposal: Proposed rear extension to create additional apartments at 2nd floor Location: 15 - 17, EDLESTON ROAD, CREWE, CW2 7HJ
Comment was made at the last meeting under 20/1973n and it was submitted under delegation on July 3rd.

Noted

PL20/2/8 To consider response to Vulnerable and Older Persons' Housing Strategy – Consultation

Committee agreed that that town council supports Cheshire East Council's proactive engagement for its consultation on the vulnerable and Older Person's Housing Strategy. However, this council has no direct involvement or expertise in that sector so is not in a position to offer significant insight. Should members wish to comment on an individual basis, they can do this via the Cheshire East Council website.

PL20/2/9 Applications circulated to all members in advance of this meeting, which have received no comments in response:

At the time of reference, there were no consultation responses submitted. No member responses received. Unless directed otherwise, there will be no comments submitted for the following applications

20/2606N Proposal: Listed Building Consent for Installation of new and replacement CCTV cameras within Original Part of Crewe Municipal Buildings. Works consist of installation of new cameras and cable routes.

Location: MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ

20/2458N Proposal: Rear facing single storey extension

Location: 90, MABLINS LANE, CREWE, CHESHIRE, CW1 3RG

20/2744N Proposal: Retrospective application for the erection of a garden/hobby/home office building in rear garden

Location: 59, REMER STREET, CREWE, CW1 4LU

RESOLVED: That this committee does not object in principle, but that any planning consent granted should include enforceable condition(s) associated to prevent the building being used for overnight or residential accommodation.

20/2555N Proposal: Full planning application for an additional 430 sqm/4,629 sqft of ancillary office space within Unit 1A, erection of gatehouse and barriers, 2.4m high perimeter fence around Units 1A and 1B, realigned landscape maintenance layby, reduction of HGV parking and replacement with additional 47 overspill car parking spaces and additional windows on western elevation of Unit 1A.

Location: Plot 1 BASFORD WEST DEVELOPMENT SITE, JACK MILLS WAY, SHAVINGTON, CHESHIRE

PL20/2/10 To note the date of the next meeting as 22nd September 2020

Meeting ended at 7.57pm
Chair Cllr John Rhodes
Clerk Pete Turner

Detailed Income & Expenditure by Budget Heading 15/09/2020

Month No: 5

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
Planning							
<u>500 Planning</u>							
4183 Contractors - Professional	0	0	7,000	7,000		7,000	
4999 Miscellaneous Expenses	0	0	2,000	2,000		2,000	
Planning :- Indirect Expenditure	<u>0</u>	<u>0</u>	<u>9,000</u>	<u>9,000</u>	<u>0</u>	<u>9,000</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>0</u>	<u>(9,000)</u>	<u>(9,000)</u>			
Planning :- Income	0	0	0	0			
Expenditure	0	0	9,000	9,000	0	9,000	
Movement to/(from) Gen Reserve	<u>0</u>	<u>0</u>					
Grand Totals:- Income	0	0	0	0			
Expenditure	0	0	9,000	9,000	0	9,000	
Net Income over Expenditure	<u>0</u>	<u>0</u>	<u>(9,000)</u>	<u>(9,000)</u>			
Movement to/(from) Gen Reserve	<u>0</u>	<u>0</u>					

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