

# Crewe Town Council

## Planning Committee

1 Chantry Court, Forge Street, Crewe  
CW1 2DL

[www.crewetowncouncil.gov.uk](http://www.crewetowncouncil.gov.uk) 01270 756975



## Minutes

In attendance: Cllr Hogben  
Cllr Dunlop  
Cllr Straine-Francis  
Cllr John Rhodes  
Cllr Toth  
Cllr Houston

20/6/1 To receive apologies for absence.  
Cllr Palin; Cllr Angier

20/6/2 To note declarations of Members' interests.  
Cllr Houston declared a pecuniary interest in application 20/4439N and took no part in the decision.

20/6/3 Public Participation  
No members of the public had sought participation or submitted questions or comments.

20/6/4 To confirm and sign the Minutes of the Planning Committee Meeting held on Tuesday 20<sup>th</sup>  
October 2020

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

20/6/5 To consider making a response to the following planning applications:

**Application No:** 20/4619N  
**Proposal:** Construction of three industrial units of varying size suitable for B1, B2 & B8 class use with service yards, associated parking, landscaping and infrastructure  
**Location:** For Farmers UK Limited, FOURTH AVENUE, CREWE, CW1 6BN

No Objection

**Application No:** 20/4678N  
**Proposal:** Extension to existing industrial storage building on existing external yard/storage area  
**Location:** AZTEC AEROSOLS, GATEWAY, CREWE, CW1 6YY

No objection

**Application No:** 20/4216N  
**Proposal:** Creation of two self contained flats with their own access and allocated parking spaces consisting of one 2 bedroom flat and one, 1 bedroom flat.  
**Location:** 279, WEST STREET, CREWE, CW1 3HU

Members discussed at length concerns relating to the lack of availability of the Highways Officer report; How the emerging Cheshire East Council Article 4 Directive might apply to the application; the cramped nature of the subdivision and the implied low standard of accommodation proposed.

**RESOLVED:** That the committee objects to the application due to over development through subdivision, noting that, should the application be revised to provide for two one bed roomed flats, it might be considered more appropriate.

**Application No:** 20/4215N  
**Proposal:** Installing on the rear existing house extension a roof terrace and exchange window from rear bedroom.  
**Location:** 36, SANDIWAY ROAD, CREWE, CW1 3QR

**RESOLVED:** That the committee objects to the application on the grounds of the over-looking nature of the proposal, which would result in loss of amenity to neighbouring properties, through loss of privacy and intrusion in gardens and the adjoining neighbour's bedroom window.

**Application No:** 20/4439N  
**Proposal:** Alterations, single storey rear extension and loft conversion from 4 bed HMO to 7 bed HMO  
**Location:** 136, BEDFORD STREET, CREWE, CW2 6JD

The committee expressed clear concern and opposition to the proposal, supporting neighbour concerns and objections and referencing the excessive over-development of the property, resulting in poor quality and cramped accommodation; lack of parking provision; impact on the community and neighbourhood degradation; height of loft ceiling unclear and potentially not meeting standards; the development would require licensing approval as an HMO; inadequate waste storage leading to waste being left on the street; loss of amenity for neighbours due noise; and the proposal should be considered in light of the emerging Cheshire East Article 4 Directive on proliferation of HMOs.

**RESOLVED:** The committee objects to the application on the following grounds:

- i. Insufficient waste storage
- ii. Insufficient parking and lack of available on street parking
- iii. Over-development of the property leading to cramped and low quality accommodation
- iv. Loss of amenity for neighbouring properties due to noise and over development
- v. Inadequate detail on headroom in the loft conversion aspect of the application

**Application No:** 20/3720N  
**Proposal:** Conversion and extension of existing garage to create additional living accommodation.  
**Location:** 10, CHAPELMERE COURT, CREWE, CHESHIRE, CW1 4SW

No objection

**Application No:** 20/4794N  
**Proposal:** Two storey extension  
**Location:** 30, VICTORIA AVENUE, CREWE, CW2 7SQ

No objection

**Application No:** 20/4797N  
**Proposal:** Single storey rear extension  
**Location:** 14, SEAGULL CLOSE, CREWE, CW1 5LW

No objection

20/6/6 To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.

None

20/6/7 To note responses submitted under delegation since the previous meeting

None

20/6/8 To consider updated HS2 consultation documents received

**RESOLVED:** That the committee responds to the consultation reflecting support for the proposed amendments in line with the circulated comments from Cllr Coiley.

20/6/9 To note and consider correspondence and consultations relating to the committee

9.1 Cheshire East Highways – A Well Managed Highway Consultation

**RESOLVED:** That the committee responds to reinforce the importance of maintaining winter maintenance (gritting) of bus and school access routes, also highlighting the value of gritting along Flag Lane as a busy vehicular and pedestrian route.

9.2 Cheshire East Council – The making of three non-immediate article 4(1) directions to withdraw permitted development rights for the change of use of dwellings to small Houses in Multiple Occupation (HMOs) in areas of Crewe

**RESOLVED:** That responds in support of the proposed Article 4 Directive and associated policies.

9.3 Cheshire East Council – Revised Publication Draft Site Allocations and Development Policies Document (SADPD)

Noted

9.4 Cheshire East Council – Draft Tenancy Strategy

**RESOLVED:** That the committee expressed its support for the proposed direction of the consultation documents.

20/6/10 To note the date of the next meeting 19<sup>th</sup> January 2021

Meeting Closed at 8.36pm

Chair Cllr John Rhodes  
Clerk P Turner

