**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 of the meeting held on 18th June 2019**

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| Present | Councillors Dunlop, Houston, Palin, John Rhodes, Roberts and Straine-Francis  In attendance: Rob Mackenzie (Deputy Town Clerk) |
| ***19/2/01*** | **To receive apologies for absence.** |
|  | Apologies were received and accepted from Councillors Cosby, Flude, Howes and Toth. |
| ***10/2/02*** | **To note declarations of Members’ interests.** |
|  | There were no declarations made. |
| ***19/2/03*** | **To confirm and sign the minutes of the meeting held on 21st May 2019*.*** |
|  | Members reviewed the minutes and agreed they be signed as an accurate record. |
| ***19/2/04*** | **Public Participation** *A period not exceeding 15 minutes for members of the public to ask questions or submit comments*.  There were no matters raised. |
| ***19/2/05*** | **To receive a presentation from Mr Jeremy Owens of Cheshire East Council on the Draft Cheshire East Site Allocations and Development Policies Document, and to consider responding to the public consultation.**  Members welcomed Mr Owens to the meeting. He summarised the purpose of the plan and the main policies in it that relate to Crewe. Following consultation on an initial draft earlier in 2019, Cheshire East Council’s Cabinet will soon be asked to approve a revised draft for formal consultation over a minimum of 6 weeks. After consideration of the responses to that consultation, the plan will be subject to examination by an independent examiner. Mr. Owens answered questions from members.  Mr Owens was thanked for his presentation and the Committee noted the current position |
|  | *Councillor Palin left the meeting after the conclusion of this item.* |
| ***19/2/06*** | **To consider making a response to the following planning application:**   * **19/2178N** Outline planning approval for the development of up to 850 residential units (Use Class C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space**. Land Off Minshull New Road And, FLOWERS LANE, LEIGHTON** |
|  | Members ***resolved*** that:   1. the Town Council has no objection to the principle of the development of this land, but objects to the current application; and 2. the Deputy Town Clerk submit detailed comments as set out in the appendix to these minutes. |
| ***19/2/07*** | **To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.** |
|  | Members ***resolved*** to submit the following response:   * **19/1121N** - Conversion of Residential Apartments (C3) into Aparthotel/ Serviced Apartments (C1) - **Nantwich House, NANTWICH ROAD, CREWE**   *The Town Council objects to this proposal for the following reasons:*   1. *There is no provision for parking within the application. The occupants of the 27 proposed aparthotel apartments would have different characteristics to the occupants of the bed-sits allowed under permitted development, and are more likely to own cars. Because of parking restrictions, and pressure from existing residents, there is no practically available on-street parking within the vicinity. Off-street parking provision is aimed at rail-travellers and would be prohibitively expensive for residents. The development may therefore result in illegal parking with consequences for road safety.* 2. *There is no provision for pick up and drop off of visitors to the aparthotel.* 3. *There is no detail in the application as to how waste will be stored and collected from the development* 4. *There is no noise assessment to demonstrate that residents will be not be affected by noise from traffic, the station or surrounding uses;* 5. *There is no air quality assessment to demonstrate that residents will not suffer adverse health effects from high levels of air pollution given that there is an Air Quality Management Area in the vicinity.* |

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| ***19/2/08*** | **To note responses approved under delegation since the May meeting.** |
|  | Members noted the following responses had been submitted:   * 19/2462N Change of use from offices to an 8-bed House of Multiple Occupation (HMO) 1, BROAD STREET, CREWE, CW1 3DE   *This proposal is for the conversion of offices into an HMO comprising 8 double bedrooms, with 4 off street parking spaces and off street bin storage. The Town Council would like confirmation that the proposed on-site bin storage will be adequate for up to 16 occupants.*   * 19/2479N Subdivision of existing 2 bedroom flat to create 2 number new 1 bedroom flats - no external alterations to existing elevations. FLAT 3, 60, LORD STREET, CREWE, CW2 7DL   *The proposal is for the subdivision of a 2-bedroom flat into two 1-bedroom flats. Both the existing and the proposed flats can only be accessed from the street. There is no provision for bin storage on the submitted plans. This is an area which has been a hotspot for litter and fly tipping, and confirmation is required that the occupants will have access to off street bin storage facilities to avoid the need for waste bins to be left permanently on the street. The conversion could lead to an increased demand for parking, and confirmation is also required that the occupants will have access to the off street parking to the side of the premises.* |
| ***19/2/9*** | **To consider member requirements in relation to training needs.** |
|  | Members received an update from the Deputy Town Clerk and determined to arrange bespoke training for Crewe Town Councillors after the summer break, subject to confirmation of cost. It was **resolved** that the Deputy Town Clerk   1. Investigate the cost of bespoke training provision; and 2. As an interim circulate a briefing note to members on the planning process as it affects the Town Council. |
| ***19/2/10*** | **To note the date of the next meeting – 16th July 2019**  Members noted the date of the next meeting. |

**Meeting closed: 8:50 p.m.**

APPENDIX TO MINUTE 19/2/06

**Application 19/2178N Land off Minshull New Road and Flowers Lane – Draft response.**

The principle of residential development on the area of this site established through the Cheshire East Local Plan Strategy (CELPS) which was adopted in 2017. Policy LPS 4 sets out the policy for the development of the Leighton West strategic site south of Flowers Lane was which is expected to deliver around 850 homes as well as land for employment to the south and hospital expansion in the north. The area to the North of Flowers Lane included in this application is allocated for the development of about 500 homes in Policy LPS 5. Policies LPS 4 and LPS 5 set out in detail how the strategic sites should be developed and include detailed site specific principles of development.

The submitted outline application, and its indicative plans and supporting statements fail to address many of the requirements of Policies LPS 4 and 5:

1. A masterplan is required for the whole of Leighton West (LPS 4), including a design code, to ensure that the development as a whole is well planned and meets the requirements of LPS 4 (*Policy LPS 4(2)).* An illustrative masterplan is included within the applications, but it does not cover the whole of the LPS 4 allocation. The Design and Access Statement (p. 30) refers to a separate Spatial Design Code, but we are unable to find this within the submitted documents. Any outline approval should require that the reserved matters layout and design creates a true sense of place, with distinctive “neighbourhoods”, and spaces for informal recreation such as walking which are not just land left over under electricity pylons.
2. In the absence of a masterplan for the whole of the LPS 4 allocation, which includes the hospital expansion and Bentley expansion, it is not possible to see how this phase of the site contributes to requirements in LPS4 for the provision of :
   1. Key worker housing for Leighton Hospital;
   2. A bus interchange;
   3. Geothermal infrastructure and district heating; or
   4. 5 ha. of employment land (although some development has been approved through separate applications.

In the absence of detail, it is not clear how the housing will relate to the adjoining developments or what pedestrian, cycle and other links will be made.

The area left for the expansion of Leighton Hospital on the illustrative masterplan does not correspond to the area hatched as land required for hospital expansion on the plan accompanying LPS 4.

1. Policies LPS 4 and 5 make reference to the need for specific highway improvements. These are the subject of a separate application (resolved to be approved subject to conditions on 27 March 2019). Given that the applicant for the adjoining LPS 4 site (19/1371N) is a wholly owned subsidiary of Cheshire East Council, there should be an assessment by an independent body of the impact of the proposed development, cumulatively with other development in the area, upon the highway network taking into account the North West Crewe Package. The Town Council has particular concerns about the impact of all the development upon Middlewich Road, taken together with the proposed closure of Pyms Lane.
2. Policies LPS 4 and LPS 5 require safe and secure pedestrian and cycle routes within the development site, and to connect the site to existing and proposed residential areas, employment areas, shops schools and health facilities, Crewe Town Centre and the Connect2 link to Nantwich. How will this application deliver or contribute to the delivery of these requirements?
3. Policies LPS4 and LPS 5 also require improved public transport links to Leighton Hospital, Crewe town centre and major employment areas. How will this application deliver or contribute to this requirement? The Transport Assessment (page 23) notes that the existing bus services start at 7.03 arriving in Crewe at 7.15 and the last bus departs Crewe at 19.05. There is therefore no public transport provision for evening leisure activities, for workers who work staggered hours or shifts. The conclusion that the proposed development is “highly accessible by bus” is therefore incorrect.
4. Policies LPS 4, LPS 5 and Policy SC5 of the CELPS require at least 30% of the homes to be affordable. The application proposes no affordable housing, and 100% market housing. There is no viability assessment to justify the absence of affordable housing. In addition to the affordable housing provision, the Town Council would like to see an area set aside for the sale of plots for self-build houses.

The Town Council would like to see this site developed as an exemplar carbon neutral or low carbon development, using geothermal energy, carbon neutral or very energy efficient buildings, and carbon offset planting.

The Town Council therefore has no objection to the principle of the development of this area, but objects to this particular application in its current form for the following reasons:

1. The absence of affordable housing clearly breaches the 30% requirement of Policy LPS 4, LPS 5 and SC5 of the Local Plan Strategy.
2. The application should not be considered until there has been an open and transparent process to agree a masterplan for the entire LPS 4 and LPS 5 Strategic allocations to ensure that the development of the site as a whole is coherent and co-ordinated, and that all the requirements of policy LPS 4and LPS 5 are met in a way that meets the needs of the existing and future occupiers and neighbours of the strategic site.
3. The Town Council has concerns that the development will add to existing traffic congestion on Middlewich Road, notwithstanding the proposed North West Crewe Package, and would like to see an independent review of the applicant’s assessment of the impact of the development on the highway network.
4. Provision needs to be made within the application site or the adjoining phase to the south for drop off and pick up car parking for the Leighton Academy School. Even if Minshull New Road is closed to through traffic, pick up and drop off parking along the road will continue to cause traffic problems and safety concerns.

Subject to the above objections being satisfied, any outline planning permission should be accompanied by:

1. Conditions requiring the provision of a wildlife friendly design and layout.
2. A comprehensive funded plan for cycle, pedestrian, public transport improvements linking the development to the Town Centre and major employment centres to meet the employment and leisure needs of residents.
3. Contributions to health education and community infrastructure within Crewe.
4. A requirement that the provision of public facilities such as the local centre, allotments, sports and play areas, together with contributions to other services such as health and education must be phased as the development progresses, and not left until it is completed or substantially completed.
5. A commitment that the development will not be commence until the full NW Crewe Package of highway infrastructure is in place.
6. A commitment to a carbon neutral or low carbon development.