**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 19th June 2018**

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| Present | Cllrs Houston, John Rhodes, Roberts and Straine-Francis.In attendance: Rob Mackenzie (Deputy Town Clerk) |
| ***18/2/01*** | **TO RECEIVE APOLOGIES FOR ABSENCE**.  |
|  | Apologies were received and accepted from Cllr Appilat, Bailey, Beard, Brookfield, and P Minshall |
| ***18/2/03*** | **TO NOTE DECLARATIONS OF MEMBERS’ INTERESTS**. |
|  | Councillor Houston declared a non-pecuniary interest in application 18/2521N as she is acquainted with the operator of the business. |
| ***18/2/03*** | **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 22ND MAY 2018**  |
|  | The minutes of the previous meeting were agreed as an accurate record. |
| ***18/2/04*** | **PUBLIC PARTICIPATION***A period not exceeding 15 minutes for members of the public to ask questions or submit comments*.Ms H. Faddes commented on matters on the agenda as follows:* Will the application for change of use to HMO at 6-10 High Street result in additional fly-tipping in an area in which it is already a problem?
* The LTP consultation has not been well publicised and local residents may not respond in numbers. It is hard not to agree with the high level objectives, but the issues which affect people are more detailed, for example the reduction in the Little Bus service which may increase rural isolation and the burden on Social Services.

The Chair thanked Ms Faddes for her attendance and comments and stated that they would be taken into account when the relevant items were considered. |
| ***18/2/05*** | **TO RECEIVE A PRESENTATION BY RICHARD HIBBERT OF CHESHIRE EAST COUNCIL ON THE CURRENT CONSULTATION ON A DRAFT LOCAL TRANSPORT PLAN AND POSE QUESTIONS. FOLLOWED BY DISCUSSION AND CONSIDERATION OF A RESPONSE.**Members welcomed Mr Hibbert to the meeting and listened to his presentation. Following discussion members **resolved** that the Deputy Town Clerk should respond to the consultation as follows: “The Town Council:1. Welcomes the overall direction of the Strategy, and the commitments to protecting and improving the environment, promoting active transport, supporting economic development, supporting investment in quality of place and high quality town centres.
2. Welcomes the specific proposals for Crewe.
3. Considers that Air Quality should be a top priority and be treated with urgency in view of the high levels of pollution in parts of the town. Air pollution can have an adverse impact on health, and more focus is required on the subject in the LTP. In addition to prioritising the enhancement of sustainable modes of transport (bus services, walking and cycling), tree planting using suitable species and containers, water features and green walls would improve the environment and reduce pollution. For the same reason, existing green spaces and features should be protected
4. Expects that when the Crewe Town Strategy is developed, there will be a clear emphasis on managing the local environment, for example through greening, parking strategy and enforcement, traffic management in residential areas, and addressing the pinch points created by the rail network.
5. Notes that in Crewe there is lower car ownership and lower average household incomes than in the rest of the Borough. The availability of good and frequent bus services is therefore particularly important and so in considering proposals for new developments, rather than prioritising capital works, it may be appropriate to require commuted sums from developers to provide revenue subsidy for new services bus services to establish demand. There are particular gaps in services to Leighton Hospital and in the Queens Park area.
6. Believes that the risk based approach to road maintenance should take into account bus routes. Many of the minor roads in Crewe are old and in poor condition, but experience greater traffic flows than B roads in other parts of the Borough. It is important that there is accurate and comprehensive data on traffic flows on minor roads to inform the analysis
7. Considers that a more balanced approach to rail freight is required. Rail freight is important to the national economy and to the economy of Crewe in particular being the home to a nationally important freight depot at Basford Hall sidings. It also reduces HGV traffic on the roads. Action 9.11 in the draft LTP promises to promote rail freight “except in instances where there are conflicts with passenger services”. Whilst sharing the view that it is important to enhance passenger services, this should not be at the expense of rail freight and the needs of the two users of the network should be given equal weight. Indeed additional investment may be required in the hub station layout to ensure that freight services are not disadvantaged.”
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| ***18/2/06*** | **TO CONSIDER RESPONDING TO A CONSULTATION FROM CHESHIRE AND WARRINGTON LOCAL ENTERPRISE PARTNERSHIP ON A DRAFT TRANSPORT STRATEGY**. Members considered the report presented and **resolved** that the Deputy Town Clerk should respond to the consultation as follows:The Town Council1. Welcomes the overall thrust of the draft strategy
2. Welcomes the inclusion of Crewe and the Constellation Partnership as one of the strategic areas of focus
3. Notes that there is a unique window of opportunity for the regeneration of Crewe in the period between the completion of HS2 Phase 2a and Phase 2b during which Crewe will be the most northerly point on the HS network. The Town Council would like to ensure that the opportunity to build on HS2 between Phase 2a and 2b is not missed, and that the supporting road, rail, and bus service improvements are planned and implemented as a matter of urgency to ensure that the greatest benefits can be derived from this short window.
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| ***18/2/07*** | **TO CONSIDER MAKING A RESPONSE TO THE FOLLOWING PLANNING APPLICATIONS:*** **18/2794N 68-70, EARLE STREET, CREWE, CW1 2AT**

Variation of condition 5 on 18/0523N - Proposed works to reconfigure existing floorspace and create 3 new units and change the use to include Classes A1 and A3. Members ***resolved*** to make no comment* **18/2814N 6-10, HIGH STREET, CREWE, CHESHIRE, CW2 7BN**

Change of use to 1st floor from D1 to C3 (small house of multiple occupancy)Members ***resolved*** to make the following commentsThe Town Council objects to this proposal for the following reasons:1. Bedrooms 2 to 5 have a floor area of about 6.5m2  and so will not meet the requirements of HMO licencing when the regulations are revised. The rooms are too small and this will be prejudicial to the amenity of future residents.
2. The only access to showers and toilets is through the communal lounge which is prejudicial to the amenity of future residents.
3. The applicant should provide a plan showing how bins and cycle storage can be accommodated with in the yard space.

The Town Council welcomes further residential accommodation in the Town Centre, but does not wish to see a further concentration of HMOs. Self-contained apartments would be preferable. |
| ***18/2/08*** | **SUSPENSION OF STANDING ORDERS** It was **resolved** to suspend standing order 1y to enable the Committee to continue sitting in order to complete the consideration of Planning Applications |
| ***18/2/07 Continued*** | * **18/2880N Travis Perkins Trading Co Ltd, NORTH STREET, CREWE, CW1 4NN**

Re-arrangement of existing builders merchant yard including additional racking and storage areas up to 4m high(Comments by 4th July)Members ***resolved*** to make the following comments It is acknowledged that the storage racking to the rear of the North Street has been removed compared to previous applications, but this has resulted in HGV movements being brought closer to the rear of the properties on North Street, and therefore there is concern about potential noise impacts. If this application is approved, the Town Council would like (1) for it to be subject to conditions requiring the provision of acoustic fencing to the boundary; (2) that vehicles operating within the site should have appropriate low distance impact reversing warning bleepers; and (3) the hours of operation be limited to 08.00-18.00 weekdays and 08.00-12.00 Saturdays with no bank holiday or Sunday working.* **18/2521N Coppenhall House, Groby Road, Crewe, CW1 4PE**

Change of use of former stables with a floor area of 84 sq. m to B1 business useMembers ***resolved*** to make no comment. |
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| ***18/2/09*** | **TO CONSIDER MAKING RESPONSES TO ANY URGENT PLANNING APPLICATION CONSULTATIONS THAT HAVE ARISEN SINCE THIS AGENDA WAS PUBLISHED.** |
|  | There were no urgent items. |
| ***18/2/10*** | **TO NOTE THE DATE OF THE NEXT MEETING – 17TH JULY 2018** Members noted the date of the next meeting. |

**Meeting Closed:** 9.40 p.m.