# Crewe Town Council

## Planning Committee

#### 1 Chantry Court, Forge Street, Crewe

CW1 2DL

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

**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:   1. 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 2. That the proposals demonstrate over development of the site 3. That the proposals provide for an overbearing development particularly in light of the proximity to the existing neighbouring dwellings 4. 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. 5. That the proposals will have a severe impact in terms of loss of amenity for the neighbouring dwellings in terms of loss of light 6. 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) 7. 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) 8. 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:

1. 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.)
2. 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
3. That, to address amenity of the proposed upstairs flat, access to the rear of the property is included in the designs
4. That to address fire safety for the proposed upstairs flat, access to the rear of the property is included in the designs
5. 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 P Turner