**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 17th July**

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| ***18/3/01*** | Present |
|  | Cllrs Brookfield, Hogben, Houston, John Rhodes, Roberts and Straine-Francis.  In attendance: Rob Mackenzie (Deputy Town Clerk) |
| ***18/3/02*** | To receive apologies for absence. |
|  | Apologies were received and accepted from Cllrs Bailey, Beard and P Minshall. |
| ***18/3/03*** | To note declarations of Members’ interests. |
|  | There were no declarations made. |
| ***18/3/04*** | To confirm and sign the minutes of the meeting held on 19th June 2018 |
|  | The minutes of the previous meeting were agreed and signed as an accurate record. |
| ***18/3/05*** | Public Participation *A period not exceeding 15 minutes for members of the public to ask questions or submit comments*.  A number of residents and business representatives attended and commented in relation to Planning Application 18/2481N, Land off Browning Street, Crewe. They included representatives from Westside Taxis and Abbey Taxis, residents from 19 Richard Moon Street and 25 Richard Moon Street and Mr Anthony Critchley. All the speakers objected strongly to the application. In summary, the following points were made:   * Access and emergency vehicles – the proposed access from Browning Street is very narrow, especially given the proximity of the taxi waiting area, and manoeuvring will be difficult. The access from Richard Moon Street is said to be wide enough for refuse trucks, but there are concerns about access for emergency vehicles to the new properties. * The car park is currently full during the working day and increasingly well used at night. The number of residential properties in the area without parking is increasing, for example Hightown apartments (the former Technical College), flats over the Blitz property, and now the conversion of the Limelight Club. The proposed reduction in spaces will “squeeze the area”. Residents believe that there may be a “covenant” allowing residents of the Hightown apartments to park on the site. * Work has commenced on the conversion of the Limelight Club which has permission for 23 apartments. The current application shows 10 spaces for those apartments which is at variance with the permission granted for the Club. * There will be an impact on local businesses. Westside Taxis and Blitz are investing heavily and will be affected as will the cycle shop. * The applicant proposes the removal of a yellow line on Richard Moon Street to provide an additional 10 spaces, but this is subject to a statutory consultation process and is not certain to take place * The occupant of 2 Browning Street requires wheelchair access to the rear of the property. This will not be possible down the narrow alleyway proposed. * The owner of 19 Richard Moon Street will not be able to access her end gable for maintenance if a new house is constructed alongside. * The houses are likely to be occupied by families, but there is no safe outside playspace. * There are better options for housing development in the vicinity, for example on the corner of West Street and Hightown; and off Goddard Street. |
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| ***18/3/06*** | To consider making a response to the following planning applications:   * **18/2481N Land off Browning Street, Crewe.**   Proposed 8 houses and associated infrastructure, plus remodel of car park.  *The Town Council objects very strongly to this proposal for the following reasons:*   1. *The application would be contrary to Policy TRAN8 of the Borough of Crewe and Nantwich Replacement Local Plan which states that “Proposals for new development involving the loss of existing car parks as shown on the proposals map will not be permitted unless the developer provides:*  * *Improvements to public transport systems in order to serve the development; or* * *As part of the scheme a direct replacement for the number of car parking spaces lost.”*   *Browning Street Car Park is extremely well used and is full for most of the working day. This proposal could result in a 50% reduction in spaces available to the public from 72 (current) to 38 (allowing for 8 spaces for the new dwellings and 10 spaces for the Limelight development as shown on drawing 50797\_PL(90) 09). The loss of 38 spaces is clearly significant for local residents, businesses and town centre employees as demonstrated by the objections submitted to this application. It is clearly contrary to Policy TRAN8, notwithstanding the applicant’s contrived argument that as the car park is not lost, but merely halved in size, it is not in conflict with TRAN8.*   1. *The provision of 10 spaces will be insufficient for the needs of the 23 unit Limelight development, and so there will be additional pressure on the remaining spaces. The submitted layout plan is inconsistent with the plans approved for the Limelight development (ref 11/3168N) which provides for 15 spaces in a different layout. As highlighted by Cheshire East Council’s Parking Service Team Leader, there will be difficulties in the management of spaces allocated for the new houses and for the Limelight if they are designated; and since the car park is full, these residents will be unable to park during the day if they are undesignated.* 2. *There is already pressure on off-street parking in this area from recent and proposed developments including Hightown apartments, residential conversions on Hightown, as well as the recently commenced conversion of the former Limelight Club. There is also pressure from adjoining areas of terraced housing where there is insufficient on-street parking to meet growing needs. This currently results in informal off-street parking either side of Flag Lane Bridge. It is understood that Cheshire East Council proposed to dispose of at least one of these informal sites, which will displace yet more parking demand. More off-street parking is required, not less. The developer proposes as mitigation the removal of a yellow line on Richard Moon Street. This is subject to statutory process, and so cannot be guaranteed, and cannot be take in to account. There must have been a safety reason for the original TRO, what has changed since?* 3. *The application would be contrary to Policies BE 1 and 2 of the Borough of Crewe and Nantwich Replacement Local Plan. The proposal is overdevelopment providing insufficient private amenity space. Plots 2, 3 and 4 have private amenity spaces of 30 to 32 sq. m. This is significantly less than the minimum standard of 50 sq.m., and has to include bin and cycle storage. There are no suitable areas outside the curtilage for safe play or recreation. Whilst the available space may be commensurate with adjacent dwellings, those dwellings were constructed before the streets were taken over by the motor car, and it is not appropriate to use them as a yardstick.* 4. *The new scheme provides bin storage within the curtilage of the proposed dwellings, but where will bins be left on collection day, and how will refuse vehicles access them? There will be further loss of parking if bins are left on the car park, with the potential obstruction of drivers’ sight lines.* 5. *There is no adequate provision for disabled access to 2 Browning Street. Notwithstanding the statements in para 5.8 of the Planning Statement, the occupier has submitted an objection. The ramped wheelchair access to the house is at the rear, and adequate space is required for access to nearby waiting vehicles. The development would also prevent access for maintenance to the end gable of 19 Richard Moon Street.* 6. *If approved, this development would set a precedent for the redevelopment of other free car parks which are essential for people employed in the town centre, especially those on low wages, and for the increasing number of residents in apartment and HMO conversions without off- street or on-street parking provision.* 7. *There are other alternative sites in the ownership of Cheshire East Council which could be developed for affordable housing, for example the former Macon House site.* 8. *This application would not be entertained if submitted by a private developer, and would not be considered in other parts of the Borough. It is shameful that having once been refused, a subsidiary of Cheshire East Council has re-submitted the scheme, and it should once again be refused.*  * **18/3123N LAND SOUTH EAST OF CREWE ROAD ROUNDABOUT, UNIVERSITY WAY, CREWE**   Erection of a new foodstore (Use Class A1), access, substation and associated car parking and landscaping.  *The Town Council makes the following observations:*   * + *The additional employment which would be created is welcomed, but*   + *There is concern that approval would set a precedent for retail development on the edge of the town at the expense of the town centre and the environment*   + *There is a lack of public transport realistically available to shoppers visiting the site. The acceptable distances for commuting and education referred to in the applicant’s transport assessment are not appropriate for retail development, and few of the residential areas within the store’s catchment would be directly served by the existing bus routes. As a consequence, the majority of residents without access to a car would be denied access to low cost shopping at this site.*   + *The positioning of the building at the rear of the site does not positively contribute to the streetscene.* * **18/3380N 15, BIRCHMUIR CLOSE, CREWE, CW1 3UG**   The removal of the garage doors and roof. A window & wall at the front over the drive way in place of the old garage doors, and roof windows will be place on the new roof.  *No comment*   * **18/3262N MAW GREEN LANDFILL SITE, MAW GREEN ROAD, CREWE,**   **CW1 5NG**  Installation of a GRP kiosk to support the flexible operation of natural gas engines to generate low carbon energy.  *No objection*  . |
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| ***18/3/07*** | To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.   * **18/3256N The Bungalow, 93, HALL O SHAW STREET, CREWE, CW1 4AD**   Full planning permission for the erection of a residential building containing 16 self-contained specialised supported living apartments (Use Class C3), together with associated parking and open space.  Members resolved to submit the following comments:  *The Town Council has no objection to this proposal and welcomes the provision of supported housing. It requests that consideration is given to a s106 contribution to Queen Street park in recognition of the loss of the bowling green as required of the recent residential permission on this site*  *.* |
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| ***18/3/08*** | To consider Cheshire East Council’s Well Managed Highways Consultation  <https://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultations.aspx#WMHI> |
|  | Members reviewed the consultation and made the following comments in response to the highway safety Inspection Policy and Code of Practice:   * That the classification hierarchy should road reflect usage in addition to the proposed hierarchy. Bus routes and heavily trafficked local roads should be inspected at least quarterly. * That the policy does not address the prioritisation of limited resource within categories of defect, or the need to ensure that temporary repairs are subsequently fixed permanently in a timely manner to avoid repeated temporary repairs. * There should be flexibility so that if a category 1 repair is situated alongside a category 2 fault they are both dealt with at the same time rather than by separate visits. |
| ***18/3/09*** | **To note the date of the next meeting – 18th September 2018**  Members noted the date of the next meeting.  In the intervening period the Deputy Town Clerk will respond in accordance with the scheme of delegation to any urgent applications following consultation with members of the committee. |

**Meeting closed: 21.00**