**Crewe Town Council**

**Planning Committee**

1 Chantry Court,

Forge Street,

Crewe

CW1 2DL

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

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**Minutes of the meeting held on 12th November 2019**

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| **Present** | Councillors Dunlop, Houston, John Rhodes, Roberts, Straine-Francis.  Rob Mackenzie (Deputy Town Clerk) |
|  | **To receive apologies for absence**. |
|  | Apologies were received from Cllrs Flude, Howe, Palin and Toth. |
|  | **To note declarations of Members’ interests.** |
|  | There were no declarations made. |
|  | **To confirm and sign the minutes of the meeting held on 10th September 2019[[1]](#footnote-1)**  The minutes of the previous meeting were agreed and signed as an accurate record. |
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|  | **Public Participation** *A period not exceeding 15 minutes for members of the public to ask questions or submit comments*.  There were no questions or statements made. |
|  | **To consider a submission from the Crewe Clean Team entitled “Towards Greener Developments in Crewe”.**  Members reviewed the submission and   1. ***Resolved*** that in considering Planning Applications, the Council would include comments where appropriate based on the proposals in Appendix 3 of the submission. 2. ***Recommended*** that the Council should consider developing a “Green Council” Policy. |
|  | **To consider making a response to the following planning applications:**   * **19/4896N** - Erection of 74 dwellings, comprising 42 independent living apartments and 32 houses (all affordable homes) with associated access and landscaping - **Land At Former Crewe L M R Sports Club, GODDARD STREET, CREWE**   *Crewe Town Council welcomes the application as a significant improvement on the previous scheme.*   * + *It is requested that consideration be given to the relationship between the houses at the western edge of the site and the neighbouring 4 storey flats with reference to possible overlooking and loss of privacy of occupants of the new dwellings*   + *Parking restrictions will be required on Goddard Street at the entrance to the site to protect sightlines for traffic emerging from the site.*   + *The existing granite setts in Goddard Street should be retained and relayed and the existing tarmac patches replaced with matching setts to preserve the local heritage and act as a traffic calming measure.*   + *The scheme should incorporate appropriate measures as set out in Appendix 3 to the “Towards Greener Developments in Crewe” referred to in minute 19/5/05 above to achieve a net gain in biodiversity in accordance with NPPF para 175 (d) and Policy Env 2 of the Publication Draft SADPD.* * **19/4674N** - 3 maisonettes with integral garages - **180, NANTWICH ROAD, CREWE, CW2 6BS**   *The Town Council objects to this proposal because:*   1. *The design is not in keeping with the surrounding buildings, having garages in the front elevation, first floor patio style windows and a flat roof.* 2. *The access into the garages is unsatisfactory being directly from the street endangering pedestrians as vehicles reverse from the garage and requiring cars to stop across the pavement and carriageway whilst opening the garage doors. Since off-street parking provision is essential due to the existing pressure on on-street parking this layout does not appear capable of satisfactory modification.* 3. *The only entrance and exit to the dwellings is through the garage which means the main means of escape in an emergency is through a high fire-risk area.* |
|  | Members ***resolved*** to submit the comments as set out above under each application. |
|  | **To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.** |
|  | * **19/4628N** Change of use A3 (cafe) into 2 ground floor apartments (C3) **22, GAINSBOROUGH ROAD, CREWE, CW2 7PH**   *Crewe Town Council objects to this proposal for the following reasons*:   1. *The proposed provision for bin storage, at the front of the property, is insufficient for the number of bins required for the 2 units and will be to the detriment of the appearance of the area and the amenity of local residents.* 2. *There is no off-street parking provision for these additional units. On street parking is already over-subscribed in this area, and funding has been approved for double yellow lines at the junction of Gainsborough Road and Stamford Avenue* 3. *There is no amenity space for the residents of the apartments*   Members ***resolved*** to submit the comments as set out above under each application |
|  | **To note responses submitted under delegation since the previous meeting**:  **19/4337N Land North of, SYDNEY ROAD, CREWE, CW1 5NF**  Crewe Town Council has concerns about surface water which already collects in the area fronting Maw Green Lane, and at times of heavy rainfall the Lane floods under the railway bridge and for some distance eastwards. Local residents report that the road has flooded 4 times this year. The scheme should be carefully evaluated to ensure that it does not worsen this problem, and if at all possible measures be included to provide relief such as a contribution to a pumping station.  To maintain and enhance biodiversity, the Town Council recommends that the plans be amended or conditions imposed to:  1) Ensure that the recommendations of the CES Ecology report submitted by the applicant are implemented including holes/gaps in fencing or walls for the passage of hedgehogs.  2) Include measures to achieve a net gain in biodiversity in accordance with NPPF para 175 (d) and Policy Env 2 of the Publication Draft SADPD, for example through the provision of swift, bee and bat bricks and house martin cups.  **19/3515N LAND TO THE EAST OF, BROUGHTON ROAD, CREWE, CHESHIRE, CW1 4NS**  To maintain and enhance biodiversity, Crewe Town Council recommends that the plans be amended or conditions imposed to incorporate measures to achieve a net gain in biodiversity in accordance with NPPF para 175 (d) and Policy Env 2 of the Publication Draft SADPD.  Conditions could require the inclusion of holes/gaps in fencing or walls for the passage of hedgehogs and the provision of swift, bee and bat bricks and house martin cups.  **19/4258N - 5, EDLESTON ROAD, CREWE, CW2 7HJ**  The Town Council objects to this proposal because of the lack of off-street parking. In fact the proposal removes two off street spaces. The applicant’s assertion in the Design and Access statement that there is “ample” on street parking is incorrect.  On-street parking is heavily oversubscribed in this area due to the existing density of occupation and parking restrictions on Edleston Road. It is not clear where the reference to Ripple Road in the design and access statement refers to**.** |
|  | Members noted the submission of the comments set out above. |
|  | **To note actions arising from and submissions made in relation to the HS2 review.**  Members noted the information presented**.** |
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|  | **To consider matters related to - Coppenhall House enforcement appeal -17/00084E Coppenhall House & stables, Groby Road, Crewe, CW1 4PE**  The Deputy Town Clerk updated members on the appeal and members determined to submit the comments made on the last application as nothing has changed. |
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|  | **To consider a street naming consultation for new streets off Sydney Road (SNN000001953).** Correspondence had been circulated relating to planning application 18/4050N (Land off Sydney Road) requesting eleven names for streets/roads[[2]](#footnote-2).Members declined to submit any further names. It was agreed to include an item on the next agenda of the Planning Committee to draw up a list of names for future use. |
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|  | **To consider responding to the consultation on Crewe Cycle and Walking Route Extension A530.** |
|  | Councillor Roberts declared an interest as portfolio holder at Cheshire East Council and took no part in the discussion.  Members welcomed the initiative and asked the Deputy Town Clerk to submit a formal expression of support. |
|  | **To consider making a recommendation in relation to the committee budget for 2020/21. A copy of the year to date income and expenditure report, this sets out the current budget lines under Committee and members are asked to consider whether those budgets need to be increased/decreased and whether there are any new lines needed to meet growth and expansion anticipated in the next financial year**.  The Deputy Town Clerk provided an update to the report on expenditure in the current financial year. Members noted the budget alongside the spending for the year to date and requested that the budget remain unchanged with no growth for the next financial year. |
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|  | **To note the date of the next meeting – 10th December 2019**  Members noted the date of the next meeting. |

**Meeting closed: 8.40 p.m.**

1. Note: There was no quorum at the October meeting. [↑](#footnote-ref-1)
2. Members will note the submission of two suggestions in relation to this matter, however Cheshire East have asked for more names. [↑](#footnote-ref-2)