**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 20th November 2018**

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| Present | Cllrs Brookfield, Houston, P Minshall, John Rhodes, Roberts and Straine-Francis.  In attendance: Councillor B. Minshall and Rob Mackenzie (Deputy Town Clerk). |
|  | **To receive apologies for absence**. |
|  | Apologies were received and accepted from Cllrs Appilat, Bailey and Beard. |
|  | **To note declarations of Members’ interests**. |
|  | No declarations were made. |
|  | **To confirm and sign the minutes of the meeting held on 16th October 2018** |
|  | The minutes of the previous meeting were agreed and signed as an accurate record. |
|  | **Public Participation** *A period not exceeding 15 minutes for members of the public to ask questions or submit comments*.  It was **resolved** to suspend Standing Orders 1(e) and 1(f) to allow 20 minutes to each of the participants to make a presentation.   * Mr. Mark Freeman of Clowes Developments (North West) Ltd. and colleagues described application reference 18/5040N for Mill St./Lockitt St. and the changes made since the previous application was refused. They then responded to a number of questions relating to the scheme asked by Members. * Mr. Steve Grimster of Barton Wilmore and Ms. Aimee Law of Galliford Try, described application reference 18/5510N for Land off Sydney Road and the changes made since the previous application was refused. The housing mix had been amended to include single person units, which has enabled the developer to reintroduce some open space. A number of questions relating to the scheme asked by Members were responded to. * Mr Ben Wye raised a number of matters in connection with the Crewe Station Hub Area Action Plan consultation and planning policies generally relating to priority for pedestrians, sense of place, active travel, psychologically informed environments and related matters. |
|  | **To consider a consultation from Cheshire East Council on** [**the Crewe Station Hub Area Action Plan Issues Paper**](http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/crewe/issues?tab=files)  Members reviewed the consultation and received an explanation of the context and purpose of the Action Plan from Mr Tom Evans of Cheshire East Council. Following discussion of a number of the questions posed in the consultation document, it was **resolved** that the Deputy Town Clerk be asked to draft a response to the questions posed in the consultation and circulate the draft to members for comment; and that a final submission be made by the deadline of 6th December 2018. |
|  | **To consider the** [**HS2 Working Draft Environmental Statements (Crewe)**](https://www.gov.uk/government/collections/hs2-phase-2b-working-draft-environmental-statement) |
|  | Members considered the Deputy Town Clerk’s report, and **resolved**  that the Deputy Town Clerk be asked to draft a response for consideration at the next meeting of the Committee. |
|  | **To consider making a response to the following planning applications**:  During the course of this item, it was **resolved** to suspend standing order 1(y) to allow the meeting to consider all matters on the agenda requiring a response before the date of the next meeting.   * **18/5040N** - Hybrid Planning Application comprising (1) Full Planning Application for the erection of two Class A1 retail units and one Class A1/A3 unit with associated car parking and servicing areas, access, landscaping and associated works, including relocation of electricity sub-station, following demolition of existing structures and (2) Outline Planning Application with all matters reserved except for access for the erection of up to 70 dwellings with associated infrastructure. **Land At Mill Street And, Lockitt Street, Crewe**   *The Town Council supports the principle of this development, subject to the following modifications to its detail:*   * + *Improvements to the building facades with higher quality materials reflecting local vernacular, for example using red brick on the end elevations.*   + *Ensuring good access for disabled customers with provision for mobility scooters*   + *A denser planting scheme with as many trees as possible. Where necessary to protect pedestrian safety standard or heavy standard trees should be used within the car park to ensure visibility. The scheme should include plant varieties suited to absorbing traffic pollution*   + *The inclusion of electric vehicle charging points*   + *Creating a more attractive, direct, safe and user friendly footpath and cycleway across the site as part of the route from the station to the town centre.*   *The Town Council stresses the importance of the last point.*   * **18/5510N** - Development of 40 affordable dwellings, the creation of a new vehicle and pedestrian access from Sydney Road, internal shared surface roads, car parking, landscaping and public open space. **Land Off, SYDNEY ROAD, CREWE**   *The Town Council has no objection in principle to residential development on this site, but would like to see:*   * + *An acoustic barrier to railway line, preferably in the form of a green wall. It is unrealistic and unreasonable to expect families to keep windows closed all year round to reduce noise.*   + *The highway authority take this development into account when determining the location of the pedestrian crossing to be installed in connection with the Sydney Road Bridge Improvement Scheme.* * **18/5407N -** Bungalow with upper floor **175, Minshull New Road, CREWE, CREWE, CW1 3PW**   *The Town Council objects to this proposal due to unsuitable access and insufficient parking and manoeuvring space.*   * **18/5305N -** Creation of an additional 297 sq. m (GIA) of retail floorspace (Class A1) at mezzanine level and physical alterations to external elevations**2B, GRAND JUNCTION WAY, CREWE, CHESHIRE, CW1 2RP**   *The Town Council objects to this application because of*   1. *The adverse impact of the proposed development cumulatively with previous approvals on the viability and vitality of the Town Centre contrary to the NPPF, Policy S10 of the Borough of Crewe and Nantwich Local Plan 2011, and Policy EG5 of the Cheshire East Local Plan Strategic Policies. Since July 2015 and additional 4,979sq.m. floorspace has been approved for Grand Junction Retail Park in a series of incremental applications. The current application would take this to 5,276 sq. m. This incremental approach has by-passed the requirement in the NPPF for a retail impact assessment which would have been required if that floorspace had been the subject of a single application. It is clear that Grand Junction Retail Park is already having an impact on the Town Centre, and further development will make this worse.* 2. *Continuing concerns about the connectivity between Grand Junction Retail Park and the town centre.* 3. *Insufficient parking in peak periods, and extreme traffic congestion already experienced within the Grand Junction Retail Park, together with the congestion caused at the roundabout on Earle Street by traffic entering and leaving the site. Additional floorspace can only exacerbate these problems.*  * **18/5121N -** Variation of condition 2 on approved application **16/0341N** - Demolition of all existing on-site buildings and structures, the construction of a five storey engineering technical centre comprising offices at the front of the building and warehousing at the rear, the construction of a two storey design centre comprising offices and a workshop together with associated works **Land North Of, PYMS LANE, CREWE**   *No comment* |
|  | Members ***resolved*** to make the responses as set out under each application. |
|  | **To consider making responses to any urgent planning application consultations that have arisen since this agenda was published**. |
|  | * 18/5690N Proposed change of use of 6 bed HMO (C4) to 7 bed HMO (Sui Generis). 29, Stalbridge Road, Crewe, CW2 7LW.   Members ***resolved*** to object to this application due to the lack of off-street parking in an area where on-street parking is already inadequate for the existing residents, and query whether there is enough space for necessary number of bins (only 3 bins shown on the plan for 7 households). The proposal also lacks any outdoor amenity space for the occupants. |
|  | **To consider the Government consultation on Planning Reform:** [**Supporting the high street and increasing the delivery of new homes.**](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752222/Planning_reform_-_supporting_the_high_street_and_increasing_the_delivery_of_new_homes.pdf) |
|  | Members noted the consultation and **resolved** to defer consideration of this item until the next meeting. |
|  | **To review the draft budget and submit a request to Finance and Governance Committee for consideration** |
|  | Members reviewed the budget and ***resolved*** to submit the request as presented to the meeting. |
|  | **To note the date of the next meeting – 18th December 2018**  Members noted the date of the next meeting. |

**Meeting closed: 9:17 pm**