**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 18th December 2018**

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| --- | --- |
| ***18/7/01*** | **Present** |
|  | Cllrs Brookfield, Houston, John Rhodes, and Straine-Francis.In attendance: Rob Mackenzie (Deputy Town Clerk). |
| ***18/7/02*** | **To receive apologies for absence**.  |
|  | Apologies were received and accepted from Cllr Bailey and Beard. |
| ***18/7/03*** | **To note declarations of Members’ interests**. |
|  | Councillor Houston declared a non-pecuniary interest in item 7 (application reference 18/5807N) as a friend of the applicant. |
| ***18/7/04*** | **To confirm and sign the minutes of the meeting held on 20th November 2018**  |
|  | The minutes of the previous meeting were agreed and signed as an accurate record. |
| ***18/7/05*** | **Public Participation***A period not exceeding 15 minutes for members of the public to ask questions or submit comments*.No comments or questions were made or raised |
| ***18/7/06*** | **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 received the Deputy Town Clerk’s report and ***resolved*** to submit the comments as presented in the report. |
| ***18/7/07*** | **To consider the updated report on the HS2 Phase 2b Working Draft Environmental Statement** Members received the Deputy Town Clerk’s report and ***resolved*** to submit the comments as presented in the report with the addition of a request for assurance that material excavated during the tunnelling process will be moved along the line of the proposed railway to the Wymboldsley site and will not be transported by road. |
|  |  |
| ***18/7/08*** | **To consider making a response to the following planning applications and prior approvals**:* **18/5856N** – Change of use of upper floors from staff accommodation into bed & breakfast accommodation – **Duke Of Bridgewater, 2 WISTASTON ROAD, CREWE, CW2 7RA**

*The proposal will result in a very high density of occupation, and will need careful monitoring to ensure that it is operating as a bed and breakfast rather than a hostel or HMO.* * **18/5807N** – 12 months temporary permission to use 84 sq. m former agricultural building using 27sq. m for B1use and 50sq. m for B8 usage – **COPPENHALL HOUSE STABLES, GROBY ROAD, CREWE, CW1 4PE**

*The Town Council objects to this proposal as it is not materially different from previously refused application* (Cllr Houston did not take part in the discussion or decision on this item).* **18/4879N** - Change of use from Milk Dairy Storage and Distribution (B8) to metal fabrication company with associated workshops, offices and yard (B2) (re-submission of 18/1270N) - **NORTHERN DAIRIES, GROBY ROAD, CREWE, CW1 4PE**

*The Town Council objects to this proposal as it is not materially different from previously refused application. There are continuing reports of noise disturbance.* * **18/5927N** - Proposed new build office units and re-configure central parking area(s) and create new car parking area(s) to front of site (resubmission) - **Macon Court, Herald Drive, CREWE**

*The Town Council welcomes the additional employment opportunities that this development will create and the extra parking that will be provided. The site fronts Macon Way which is an important route into the town and requires careful landscaping.** **18/5782N** – Sub-division of two existing apartments to form two extra apartments – **Brookbank Court, 13, WALTHALL STREET, CREWE**

*The Town Council objects to this proposal because of the failure to provide additional parking. The original approval provided 1 space per apartment which is less than the normal standard (2 spaces for 2 bed units). This application creates an additional 2 apartments and should not be approved unless 2 additional parking spaces are provided to maintain the ratio of 1 space per apartment..** **18/5715N** - Single storey community centre and associated car parking facilities -**LAND AT DELAMERE STREET, CREWE**

*The Town Council notes that this application involves the loss of parking which is currently publicly available and paid for and so the proposal is contrary to the saved Policy TRAN8 of the Borough of Crewe and Nantwich Replacement Local Plan. There is an extant permission for a Parish Centre within the curtilage of St Mary’s (17/4272N).* *On balance, the Town Council does not object to this application given the benefits to the community of an additional community facility, and the previous use of the site as a community centre. However, the design and materials are not consistent with the surrounding area, do not achieve the ambition of raising design standards in the town, and so need to be revised.** **18/5743N** – Conversion of redundant offices into additional residential accommodation for existing dwelling (Change of use from office to residential) – **8 – 10, BROWNING STREET, CREWE, CW1 3BB**

*The Town Council objects to this application. The plans are not clear in that the existing “dwelling” does not appear to have any bedrooms. It is now proposed to put a windowless bedroom on the ground floor adjacent to a garage/workshop. This would provide unsatisfactory living conditions for future residents.* |
|  | Members ***resolved*** to submit the responses as set out under each item above.Prior approvals for consideration:* **18/5872** - Prior approval for change of use of offices to dwellinghouse  - **31, NANTWICH ROAD, CREWE, CW2 6AF**

*In the absence of plans it is impossible to know which part of the building is proposed for change of use. Clear plans are requested.** **18/6015** - Prior Approval for change of use from B1 to B1 ground floor and C3 first floor  - **130-132, NANTWICH ROAD, CREWE, CW2 6AX**

*The Town Council welcomes the proposal to bring the upper floor back into use.*Members ***resolved*** to submit the comments as set out under the two items above. |
| ***18/7/09*** | **To consider making responses to any urgent planning application consultations that have arisen since this agenda was published**. |
|  | * **18/3477N** Outline application for residential development with matters of scale and layout included**. Sydney Cottage Farm, HERBERT STREET, CREWE, CW1 5LZ**. (REVISED PLAN)

*The Town Council notes the revised layout is an improvement with a reduced number of houses and improved landscaping. The Town Council’s previous comments on access and the need to provide affordable housing still stand.** **18/6185N** Change of Use from HMO to Residential Children's Home (C2) **47, DELAMERE STREET, CREWE, CW1 2JX**

*No comments** **18/6187N** Change of use from HMO to residential children's home (C2) **Lynwood, 374, HUNGERFORD ROAD, CREWE, CW1 6HD**

*No comments** **18/6182N** Change of Use from HMO to Respite Care Facility (C2) **158 Nantwich Road, Crewe, CW2 6BG**

*No comments** **18/6180N** Change of Use from HMO to Respite Care Facility (C2**) 98, NANTWICH ROAD, CREWE, CW2 6AT**

*No comments** **18/5939N** Conversion of vacant building, formerly Women's Hostel, into 6no self-contained flats **189, FORD LANE, CREWE, CHESHIRE, CW1 3JH**

*No comment** **18/6118N** A proposed series of highway infrastructure measures and associated works, in the Leighton area of Crewe, and known as the North West Crewe Package **Land Between Flowers Lane Minshull New Road The A530 Middlewich Road And North Of, PYMS LANE, CREWE (**Note response deadline is 30 January 2019)

Consideration of this application was deferred until the January meeting of the Committee*.*Members ***resolved*** to submit the responses as set out under each item above. |
| ***18/7/10*** | **To consider a consultation on the naming of new street off Broad Street, Crewe (SNN000001734)** |
|  | Members ***resolved*** to submit the following response:*The Town Council is not in favour of the 2 names suggested by the developer because Olive Close has no local connection, and Junction Close is too general. Alternative suggestions are Coppenhall Halt Close after the former nearby station, Britannia Close after the former Britannia brickworks across the road or Brickyard Close.* |
| ***18/7/11*** | To note the date of the next meeting – 15th January 2019Members noted the date of the next meeting. |

**Meeting Closed: 8.59 p.m.**