**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 11th February 2020**

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| **Present** | Councillors Cosby, Dunlop, Houston, Howes, Palin, Straine-Francis, and Toth.In attendance: Rob Mackenzie (Deputy Town Clerk). |
|  | **To receive apologies for absence**.  |
|  | Apologies were received from Councillors John Rhodes and Straine-Francis (both attending a local cultural event). |
|  | **To note declarations of Members’ interests.** |
|  | No declarations were made |
|  | **To confirm and sign the minutes of the meeting held on 14th January 2020** 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 receive and consider a presentation Mr Tom Evans, Cheshire East Council on progress with the Crewe Hub Station Area Action Plan.**Members thanked Mr Evans for his presentation and asked a number of questions. There is to be a period of consultation commencing 17th March, and Mr Evans was invited to the next meeting of the Committee to present the consultation draft plan. |
|  | **To consider making a response to the following planning application:*** **20/0394N** Outline application for 5 pairs of semi-detached dwellings with vehicular access off Lewis Street. THE YARD, LEWIS STREET, CREWE
 |
|  | Members ***resolved*** to comment as follows:*Crewe Town Council has no objection in principle to the residential development of this site. However, the illustrative layout fails to demonstrate that this number of dwellings can be satisfactorily accommodated. The main concerns are:*1. *Parking provision. Flag Lane and Wistaston Road have extensive parking restrictions (double yellow lines) which force residents to park on adjoining streets such as Lewis Street. During evenings and weekends there are no available on–street parking spaces in Lewis Street, and residents have to drive around other streets to find a space. It is therefore imperative that the new development has adequate parking for residents and visitors. The illustrative layout shows 2 spaces per dwelling. In all but two instances, these are laid out in tandem. This is always an unpopular and impractical arrangements because of the need to shuffle cars around (for example if 2 adult occupants work different shifts). This tends to result in one car being left on the road. The illustrative layout leaves little space for safe on-street parking, which will also be required for visitors.*
2. *Vehicle turning. There is no turning head in Lewis Street, so it is important that the layout provides adequate turning for all vehicles using the street. This needs to be kept free of parked cars (see above).*
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|  | **To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.** |
|  | * **19/4337N** Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N (as originally granted under permission 15/0184N) The development was not EIA development Land North of, SYDNEY ROAD, CREWE, CW1 5NF

Members ***resolved*** to draw attention to the Town Council’s previous comments on this application which still stand  |
|  | **To note responses submitted under delegation since the previous meeting**:Members noted the submission of the response to the following application as set out in italics:* **20/0159N** Outline planning permission for a new detached bungalow Land Adjacent to 14, SWINBURNEDRIVE, CREWE,CW1 5JE

*Crewe Town Council objects to this proposal. The side elevations of the proposed new bungalow are, at the narrowest point, only 3.9 m away from the rear elevation of 14 Swinburne Avenue. There appears to be at least one window on that elevation of the existing bungalow. On the opposite side, at its closest point, the side elevation is approximately 5.4m away from the side elevation of 2 Scott Avenue. This elevation of 2 Scott Avenue contains two windows which appear to be non-habitable rooms. The proximity of the proposed bungalow to the adjoining properties will be prejudicial to the amenity of the present and future occupiers of those properties, and the Town Council therefore objects to this application as it is overdevelopment of the site. The minor changes to the proposed plans do not overcome the reasons for the refusal of application 19/1792N****.*** |
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|  | **To consider creating a list of potential street names for use in response to street naming requests as they arise** |
|  | Members agreed to defer this item to the next meeting. |
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|  | **To note the date of the next meeting 17th March 2020** Members noted the date of the next meeting. |

**Meeting closed: 8.34 p.m.**