**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 of the Planning Committee 23/02/21**

In attendance: Cllr Lena Hogben

Cllr John Rhodes

Cllr Dennis Straine-Francis

Cllr Janos Toth

Cllr Marilyn Houston

Cllr Tom Dunlop

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| ***PL20/8/1.*** | To receive apologies for absence.  Cllrs Palin, Proffit & Angier |
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| ***PL20/8/2.*** | To note declarations of Members’ interests.  None |
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| ***PL20/8/3.*** | Public Participation  A period not exceeding 15 minutes for members of the public to ask questions or submit comments.  None |
| ***PL20/8/4*** | **To confirm and sign the Minutes of the Planning Committee Meeting held on Tuesday 19th January 2021**  **RESOLVED:** The minutes are approved s a true record of the meeting |
| ***PL20/8/5*** | To consider making a response to the following planning applications:   |  |  | | --- | --- | | **Application No:** | **20/3976N** | | Proposal: | Proposed two storey rear extension | | Location: | 85, WARMINGHAM ROAD, CREWE, CW1 4PS |   The committee sought reiterate the already submitted concerns relating to the proposed plans   |  |  | | --- | --- | | **Application No:** | **21/0156N** | | Proposal: | Proposed new dwelling and revised access road to create singular access to previously approved planning applications reference 18/0690N AND 18/5442N. | | Location:  RESOLVED: | LAND OFF MAW GREEN ROAD, CREWE  That the committee objects to the proposal on the following issues:  i. Proximity of the site access/egress to the existing roundabout on Maw Green Rd and the concerns relating to highways safety as traffic joins and leaves the existing highway  ii. The proposal constitutes over development of the site  iii. The site does not allow for adequate turnig circle of vehicles on the site, such as delivery or trailer. | | **Application No:** | **21/0245N** | | | Proposal: | Demolition of the former public house | | | Location:  No Objection | 48, VICTORIA STREET, CREWE, CW1 2JE | |  |  |  | | --- | --- | | **Application No:** | **21/0351N** | | Proposal: | Advertisement consent for provision of new internally illuminated corporate branded fascia signage to Unit 12D | | Location:  No Objection | Former Frankie & Bennys Unit, 12D, GRAND JUNCTION WAY, CREWE, CW1 2RP |  |  |  |  | | --- | --- | --- | | **Application No:** | **21/0412N** | | | Proposal: | Change of use to the upper floors, with some alterations & extensions to the rear | | | Location:  **RESOLVED:** | 13-15, NANTWICH ROAD, CREWE, CW2 6AF  The committee objects to the proposal on the following issues:  i. Over-development of the defined site  ii. Safety fear relating to emergency egress and access (particularly upper floors)  iii. Access to waste bin storage and adequate storage space  iv. Loss of amenity for neighbouring residences due to increased on street waste and noise  v. The proposal does not meet with the emerging Cheshire East Council Article 4 Directive and associated policies  vi. Inadequate and poor acces to cycle storage  vii. Access for the proposed development’s residents is unclear on the subitted plans |  |  |  | | --- | --- | | **Application No:** | **21/0440N** | | Proposal: | Prior approval of a telecommunications mast | | Location:  **RESOLVED:** | Edleston Road SF, Edleston Road, Crewe, CW2 7EF  The committee objects in the strongest terms to the proposal on the following issues:  i. Scale – the proposed height of the proposal is 3 times the height of the adjacent building and will have disproportionate adverse impact out of character with existing structures  ii. Public Realm Encroachment – the development proposal will encroach to a detrimental extent on the public realm, impacting on accessibility, vision splay and pedestrian safety  iii. Town Centre regeneration – the scheme is sited within an identified gateway environment for the town centre, which is subject to significant regenerational focus and the development will adversely impact on the public realm and active architecture projects subject to the town centre regeneration projects in that area  iv. Active travel – the development proposals is of such a scale as to discourage active travel along this pavement  v. Inappropriate siting – there are sites close to the proposed site that would better suit a development of this scale (for example Oak Street Car Park and adjoining land)  vi. Loss of amenity for the neighbouring residential properties. |  |  |  | | --- | --- | | **Application No:** | **21/0623N** | | Proposal: | Advertisement consent for 5no various illuminated and non illuminated signage. | | Location:  No objection | Land At Mill Street And, LOCKITT STREET, CREWE |  |  |  | | --- | --- | | **Application No:** | **21/0668N** | | Proposal: | Demolition of existing garage and construction of new garage. | | Location:  No objection | 317, NANTWICH ROAD, CREWE, CW2 6PE | |  |  | | **Application No:** | **21/0631N** | | Proposal: | Change of use from HMO to Residential Care Childrens Home | | Location: | 49, Delamere Street, Crewe, CW1 2JX |   **RESOLVED:** That the committee expresses support for the provision of quality and appropriate supported accommodation for children from challenging social settings, but seeks that any associated approval for the proposal ensures such conditions that mitigate the known localised Anti Social Behaviour issues; that residents of that area are not adversely affected and any concerns raised by residents are addressed.   |  |  | | --- | --- | | **Application No:** | **21/0399N** | | Proposal: | Outline Application for proposed development of three detached houses to replace four detached houses with communal access approved under planning permission 12/0831N (re submission of 20/3233N). | | Location: | Land South and North of, Maw Green Road, Crewe |   **RESOLVED:** That the committee objects to the proposed development on the previously submitted issues associated with the prior withdrawn application, 20/3233N, being that there are no clearly identifiable amendments to the plans that would mitigate the identified concerns and issues. |

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| ***PL20/8/6.*** | To consider making responses to any urgent planning application consultations that have arisen since this agenda was published.   |  |  | | --- | --- | | **Application No:** | **21/0912N** | | Proposal: | Proposed rear extension and conversion of garage to utility & bedroom | | Location: | 4 , Morgan Close, Crewe, CW2 7UJ |   No objection   |  |  | | --- | --- | | **Application No:** | **21/0871N** | | Proposal: | Single story side extension to replace existing out buildings Introduce Garage/store to front elevation, double bedroom with en-suite and utility area | | Location: | 10, ALDERSEY ROAD, CREWE, CW2 8NR |   No Objection   |  |  | | --- | --- | | **Application No:** | **21/0704N** | | Proposal: | Proposed second floor rear dormer extension & roof lights to front elevation | | Location: | Middlewich Dental Practice, 50-52, MIDDLEWICH STREET, CREWE, CHESHIRE, CW1 4DA |   No Objection   |  |  | | --- | --- | | **Application No:** | **21/0391N** | | Proposal: | Replacement Single Storey Rear Extension on Existing Footprint | | Location: | 4, FIRWOOD WALK, CREWE, CW2 6NE |   No objection   |  |  | | --- | --- | | **Application No:** | **21/0778N** | | Proposal: | Construction of a brick/block walled, single story lean to single garage with tiled pitched roof. Total area of proposed side extension is 27.5m² | | Location: | 2, MAXWELL STREET, CREWE, CW2 7JD |   No objections.   |  |  | | --- | --- | | **Application No:** | **21/0804N** | | Proposal: | Change of Use from ground floor bar to residential | | Location: | The Blind Beggar, 1, PEDLEY STREET, CREWE, CW2 7AA |   RESOLVED: That the committee objects to the application on the following issues:  i. That the development constitutes an HMO in practice and as such does not meet with the emerging Cheshire East Council Article 4 Directive and associated policies – this committee strongly objects to the proliferation of HMOs in Crewe.  ii. The proposal does not take in to account the need for waste bin storage for the existing upstairs units, therefore inadequate bin storage is provided for in the proposals.  iii. There is no amenity area for the multiple residences existing and proposed  iv. Comments submitted to the planning authority from residents should be considered and applied.  v. Inadequate provision of secure bicycle storage  vi. provision for a communal brown bin (green waste) should be enforced  vii. Overdevelopment of the demised premises – inadequate living accommodation within the submitted plans.  viii. Loss of amenity for existing residents due to the inadequate bin storage leading to increased on street waste, pests and noise   |  |  | | --- | --- | | **Application No:** | **21/0835N** | | Proposal: | Advertisement consent for no.1 totem sign. | | Location: | Land At Mill Street And, LOCKITT STREET, CREWE |   No Objection   |  |  | | --- | --- | | **Application No:** | **21/0727N** | | Proposal: | Division of retail unit into 2 retail units and alterations to external appearance | | Location: | 146-150, MILL STREET, CREWE, CW2 7AX |   No Objection   |  |  | | --- | --- | | **Application No:** | **21/0774N** | | Proposal: | Advertisement consent for no.1 illuminated hoarding. | | Location: | 45, NANTWICH ROAD, CREWE, CW2 6AW |   No objectionis submitted, but the committee seeks that consideration is given for residential amenity and highways safety in terms of potential timer to turn the illumination off after 2am and for dimming of the lights after dark |
| ***PL20/8/7.*** | To note responses submitted under delegation since the previous meeting  None |
| ***PL20/8/8.*** | To note correspondence relating to the committee  Notice of consultations:  8.1 Consultation under clause 60 of the High Speed Rail (West Midlands – Crewe) Bill as amended in the House of Lords  **RESOLVED:** That the Clerk is delegated to respond, taking in to account the draft submission from the principal authority.  8.2 Cheshire East Active Travel Fund - Tranche 2 Scheme Proposals  The proposals were broadly welcomed with no preference submitted to the consultation  8.3 Cheshire East Contaminated Land Strategy Consultation  The consultation was noted  8.4 NALC Policy Consultation E-Briefing EPC2-21 - Model Design Code and Funding Bulletin  The consultation was noted and potential greater local influence over design guidance and principles was welcomed. | |
| **9.** | To note the date of the next meeting 23rd March 2021 | | |
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Meeting closed at 8.36pm

Chair Cllr John Rhodes

Clerk P Turner