

**Crewe Town Council**

1 Chantry Court  
Forge Street  
Crewe Cheshire  
CW12DL

**T: 01270 756975**

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



**CREWE**  
TOWN COUNCIL

**11<sup>th</sup> September 2023**

**To: Members of the Planning Committee**

Dear Councillor,

You are summoned to attend the meeting of the **Planning Committee** to be held at 6:00pm on Monday 18<sup>th</sup> September 2023. The meeting will be held at the **Crewe Town Council Offices, 1 Chantry Court, Crewe, CW1 2DL**.

In the interests of maintaining safety, adherence to guidance and to facilitate appropriate public access, the meeting will be recorded and shared on the Crewe Town Council youtube.com channel.

Yours sincerely,

Peter Turner  
Town Clerk  
Crewe Town Council

**Agenda**

- 1** To receive apologies for absence
- 2** To note declarations of Members' interests
- 3** To confirm and sign the minutes of the Planning Committee meeting held on 24<sup>th</sup> July 2023
- 4** Public Participation

A period not exceeding 15 minutes for members of the public to ask questions or submit comments that relate to the items within the agenda. Any member of the public wishing to participate should email [support@crewetowncouncil.gov.uk](mailto:support@crewetowncouncil.gov.uk) by 4.00 p.m. on the day of the meeting, providing their name, email address and an indication of the subject of their question or comment. Alternatively, your comments or questions can be submitted in advance and read to the committee at the meeting by the clerk.

Attendance at the meeting in person is permitted, but space is limited and you are asked to consider if you might be able to access the meeting virtually in consideration of available space and associated safety guidance. Please feel free to contact the office to discuss this in more detail if you would like to.

5 To consider making a response to the following planning applications:

- Application No:** 23/3352N  
**Proposal:** The proposal relates to the installation of 15m high slim-line phase 9 monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.  
**Location:** FOOTWAY OF BROAD STREET BROAD STREET STREETWORKS BROAD STREET CREWE CW1 4QD
- Application No:** 23/3287N  
**Proposal:** Variation of conditions on existing permission 20/1988N; Erect a single-storey fast food drive-thru building and other associated works, including internally illuminated advertisements,  
**Location:** Mcdonalds Restaurants Limited, WEST STREET, CREWE, CW1 2NH
- Application No:** 23/2426N  
**Proposal:** Change of use from Sui Generis to C3  
**Location:** 149, EDLESTON ROAD, CREWE, CHESHIRE, CW2 7HR
- Application No:** 23/3154N  
**Proposal:** Listed Building Consent for Internal Alterations to Second Floor Staff Accommodation  
**Location:** TICKET OFFICE, Crewe Railway Station, NANTWICH ROAD, CREWE, CW2 6HR
- Application No:** 23/3191N  
**Proposal:** Advertisement consent for changing existing business signage on front elevation  
**Location:** Wulvern House, Baywater Healthcare Uk Limited, Electra Way, Crewe, Cheshire East, CW1 6GW
- Application No:** 23/3190N  
**Proposal:** 1. Installation of new electric vehicle charging equipment - conversion of 4 standard parking bays to EVC bays in rear car park 2. Changing existing business signage on front elevation  
**Location:** Wulvern House, Baywater Healthcare Uk Limited, Electra Way, Crewe, Cheshire East, CW1 6GW
- Application No:** 23/3142N  
**Proposal:** Erection of two condenser enclosures  
**Location:** GAWSWORTH HOUSE, WESTMERE DRIVE, CREWE, CHESHIRE, CW1 6XB
- Application No:** 23/3029N  
**Proposal:** Provision of an open sided canopy to be placed adjacent to the new catering pod and food technology building  
**Location:** Ruskin Community High School, RUSKIN ROAD, CREWE, CW2 7JT
- Application No:** 23/2645N  
**Proposal:** Prior approval for a proposed change of use from commercial to mixed use.

Location: 163A, NANTWICH ROAD, CREWE, CW2 6DF

**Application No:** 23/3073N

Proposal: Change of use at first floor to become 2No. one bedroom apartments over 2No. shops. Rear extension to allow separate access to residential areas.

Location: 189, NANTWICH ROAD, CREWE, CW2 6DD

**Application No:** 23/3245N

Proposal: Erection of a detached 3 bedroom dwelling at land at rear of 2 Howard Street

Location: 2, HOWARD STREET, CREWE, CW1 5NB

**Application No:** 23/3159N

Proposal: Variation to existing permission 17/3951N as per cover letter; Residential Development Comprising 11 Houses and Associated Access and Parking Arrangements.

Location: Land Off, STONELEY ROAD, CREWE

**Application No:** 23/0231N

Proposal: Conversion of garage to living accommodation, part single/part two storey side extension, two storey rear extension (to include balcony/patio area to ground floor level and annexe to basement level) and gabled dormer to front elevation

Location: 21A, MANOR AVENUE, CREWE, CW2 8BD

**Application No:** 23/3292N

Proposal: Advertisement Consent for the display of new signage

Location: CORNER OF WEST STREET & VERNON WAY, CREWE

- 6 To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
- 7 To note responses submitted under delegation since the previous meeting  
None
- 8 To note and/or consider correspondence, consultations, planning policy circulated by the planning authority (Cheshire East Council) and member items
  - 8.1 Street Naming Consultation
  - 8.2 Road Safety - conversion of verge to footway for accessing the controlled crossing from the southwestern side of Sydney Road
  - 8.3 Cheshire East Local Plan - Final Draft Sustainable Drainage Systems Supplementary Planning Document Consultation [\[LINK\]](#)
  - 8.4 Vernon Way Zebra Crossing proposed changes
- 9 To note correspondence associated with planning enforcement
  - None
  - 9.1 43A High Street
  - 9.2 23 Meredith Street

9.3 4 Hall O'Shaw Street

9.4 11 Market Street

**10** To note the proposed date of the next meeting Monday 16<sup>th</sup> October 2023 at 6pm.

Crewe Town Council  
1 Chantry Court  
Forge Street  
Crewe Cheshire  
CW12DL

T: 01270756975

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## AGENDA ITEM 3



**CREWE**  
TOWN COUNCIL

### MINUTES of the meeting held 24 07 2023

In attendance            Cllr Lena Hogben            Cllr Steve Hogben            Cllr Marilyn Houston  
                                 Cllr Toni Mortimer            Cllr Kev Murray            Cllr John Rhodes  
                                 Cllr Dennis Straine-Francis

*[Also present: Cllr Joy Bratherton, declaring an interest as an elected member of Cheshire East Council and Chair of the Southern Planning Committee]*

**PL/23/3/1** To receive apologies for absence  
Cllr Jamie Messent

**PL/23/3/2** To note declarations of Members' interests  
Cllr Houston declared a non-pecuniary interest in 23/2367N & 23/2368N as an elected member of Cheshire east Council, which is listed as the applicant.

**PL/23/3/3** To confirm and sign the minutes of the Planning Committee meeting held on 26<sup>th</sup> June 2023  
**RESOLVED:** That the minutes are approved as a true record of the meeting

**PL/23/3/4** Public Participation

A period not exceeding 15 minutes for members of the public to ask questions or submit comments that relate to the items within the agenda.

The committee was addressed by a resident present who spoke regarding agenda item 8.2, detailing the decline in bus usage and the particularly low usage in Cheshire East when compared nationally. It was explained that the usage in Crewe, although higher than other parts of Cheshire east remained comparatively low on a national context. It was suggested that the town council might be able to progress better communication and engagement with regard to the available bus services for Crewe.

**PL/23/3/5** To consider making a response to the following planning applications:

**Application No:** 23/2392N  
**Proposal:** Construction of driveway gate, solar panel-roofed walkway, and open-fronted carport.  
**Location:** Willow House, 54, SYDNEY ROAD, CREWE, CW1 4HG

No Objection

**Application No:** 23/2110N  
**Proposal:** Subdivision of the existing vicarage into two separate dwellings with associated works  
**Location:** St Barnabas Vicarage, WEST STREET, CREWE, CW1 3HX

Withdrawn

**Application No:** 23/2087N  
**Proposal:** Consent to display an advertisement, B and Q branded signage  
**Location:** B AND Q, WESTON ROAD, CREWE, CW1 6BA

No objection

**Application No:** 23/1653N  
**Proposal:** External alterations to existing building, including erection of new lobby, new windows and doors, recladding external walls and over cladding of roof, together with installation of new external plant and bin enclosures and bin store  
**Location:** Total Fitness, MACON WAY, CREWE, CW1 6DG

No objections

**Application No:** 23/2349N  
**Proposal:** Demolition of an existing temporary industrial warehouse and construction of an Integrated Logistics Centre including a covered logistics route, internal amenity and office annex  
**Location:** Bentley Motors Limited, PYMS LANE, CREWE, CW1 3PL

No objections

**Application No:** 23/2381C  
**Proposal:** Advertisement Consent for 4 signs on proposed office development  
**Location:** Street Record, ARDEN SQUARE, CREWE

No objection

**Application No:** 23/2367N  
**Proposal:** Proposals for repair of Crewe Municipal Buildings main façade Windows, doors and wrought iron railing and gates including replacement of two existing flag poles and associated temporary work  
**Location:** MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ

No objection

**Application No:** 23/2368N  
**Proposal:** Listed building consent for proposals for repair of Crewe Municipal Buildings main facade windows, doors and wrought iron railing and ga including replacement of two existing flag poles and associated temporary works  
**Location:** MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ

No objections

**Application No:** 23/2449N  
**Proposal:** Outline planning permission for a new bungalow dwelling.  
**Location:** Orchard Meadows, GROBY ROAD, CREWE, CW1 4ND

No objection

**Application No:** 23/2525N  
**Proposal:** Proposed conversion of existing dwelling to form 3 No. self contained apartments together with new access  
**Location:** 354, HUNGERFORD ROAD, CREWE, CHESHIRE, CW1 6HD

**RESOLVED:** That the committee objects to the proposals on the following grounds:

- i. The proposals represent over development of the site, which is demonstrated as the plans do not meet the technical housing standards, as adopted by Cheshire East Council, and therefore seek to provide cramped and low quality accommodation
- ii. The plans do not provide for detailed waste storage, which is contrary to local planning policy
- iii. The plans do not provide for details of secure cycle storage, which is contrary to local planning policy
- iv. The plans do not provide adequate, if any, amenity space for the number of flats proposed, which is contrary to local planning policy and the distance from available amenity space
- v. The plans do not provide adequate parking provision, which is against local planning policy. This will lead to local on street parking pressures and therefore impact on the amenity of existing residents as well as challenges on Hungerford Road, a busy gateway access to the town.
- vi. Concerns relating to fire safety regarding the upper floors and safe means of egress in an emergency

**Application No:** 23/2534N  
**Proposal:** Proposed alterations and ground floor extension  
**Location:** 137, MANOR WAY, CREWE, CHESHIRE, CW2 6JS

No objections

**Application No:** 23/2559N  
**Proposal:** Prior approval for the installation of a roof mounted Solar PV System  
**Location:** The Axis Academy, LODGEFIELDS DRIVE, CREWE, CW2 8TU

No objection

**PL/23/3/6** To consider making responses to any urgent planning application consultations that have arisen since this agenda was published

**Application No:** 23/2699N  
**Proposal:** Resubmission of refused application ref 22/4906N for two storey side & rear facing extension. Formation of rear facing dormer and vehicle crossing.  
**Location:** 348, HUNGERFORD ROAD, CREWE, CHESHIRE, CW1 6HD

**RESOLVED:** That the committee objects to the application on the following grounds:

- i. The proposals represent overdevelopment of the site
- ii. Loss of amenity for neighbouring residents due to loss of light, over bearing nature of the designs and loss of privacy due to over-looking nature of the proposals
- iii. The impact on highways safety as access and egress on to Hungerford Road would create highways risks
- iv. The proposals are not sufficiently different from the previously declined application as to address the issues that resulted in planning refusal

**PL/23/3/7** To note responses submitted under delegation since the previous meeting  
None

**PL/23/3/8** To note and/or consider correspondence, consultations, planning policy circulated by the planning authority (Cheshire East Council) and member items

8.1 Cheshire East Bus Support Criteria Consultation

Noted

8.2 Changes to bus route communication

**RESOLVED:** That Crewe Town Council will look at means to provide detailed accessible information relating to local bus services, costs and access.

8.3 Proposed Changes to ticket offices – potential closure of Crewe Station Ticket Office

**RESOLVED:**

- i. That the committee responds to object to the proposals in the strongest terms
- ii. That the Chair of the committee will write directly to the Secretary of State for Transport to express deep concern and opposition to the potential loss of services.

**PL/23/3/9** To note correspondence associated with planning enforcement  
None

**PL/23/3/10** The date of the next meeting: Monday 18<sup>th</sup> September 2023 at 6pm.

Meeting closed at 7.14pm

Chair – Cllr John Rhodes  
Clerk – P Turner



### Responses made under delegation

The below responses were circulated to the committee for consideration, comments and amendments in advance of being submitted to the planning authority

**Application No:** 23/2821N  
**Proposal:** Change of use from shop to 2no. 1 bedroom apartments.  
**Location:** 238-246, Edleston Road, Crewe, Cheshire East, CW2 7EH

The committee objects to these proposals on the following grounds:

1. No provision for sustainable waste storage contrary to Cheshire East Planning Policy. The premises does not have any external space provision available to it. This will lead to on street waste, which is an identified issue within Crewe, as highlighted by the Cheshire East Cleaner Crewe Project. This will encourage pests and constitute a loss of amenity as well as contradict Cheshire East corporate strategy aims associated with the regeneration of Crewe Town Centre, active travel and enhanced gateway approaches.
2. No provision for secure and sustainable bike storage has been demonstrated contrary to Cheshire East Planning Policy.
3. The demised premises does not provide for external access to the 1<sup>st</sup> floor as shown on the plans. This area is outside the curtilage of the demised premises.
4. The proposal does not provide for external amenity space for the residents. There are no local parks within 500m. This does not meet the amenity standards required for residential development
5. The proposals do not meet the minimum technical standard for residential development, as adopted by Cheshire East Council
6. The 1<sup>st</sup> floor eaves height has not been demonstrated as adequate for consideration of habitable space.
7. The proposal is considered inappropriate for residential dwelling in terms of over development of the site that will provide low quality accommodation, below adopted standards and without any amenity space.
8. Lack of parking provision contrary to Cheshire East Planning Policy.

**Application No:** 23/2607N  
**Proposal:** Brick constructed wall for signage.  
**Location:** Alpha Omega Securities, COPPICEMERE DRIVE, CREWE, CW1 6HY

No objection

**Application No:** 22/1412N  
**Proposal:** Full application for the erection of affordable housing together with access, landscaping and public open space including a tree lined walkway and other associated works.  
**Location:** Land Off, SYDNEY ROAD, CREWE

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The committee sustains its objection on the following grounds:

1. Net biodiversity gain, as per Cheshire East Planning policy, has not been demonstrated and should be provided on site
2. Provision of sustainable energy on site has not been demonstrated
3. Provision of EV charge points has not been demonstrated.
4. Retention of native boundary hedges and on site native species trees should be demonstrated

**Application No:** 23/2836N  
**Proposal:** Change of use from shop to 2no. 1 bedroom apartments.  
**Location:** 238-246, EDLESTON ROAD, CREWE, CW2 7EH

Identical application to the above so same response:

The committee objects to these proposals on the following grounds:

1. No provision for sustainable waste storage contrary to Cheshire East Planning Policy. The premises does not have any external space provision available to it. This will lead to on street waste, which is an identified issue within Crewe, as highlighted by the Cheshire East Cleaner Crewe Project. This will encourage pests and constitute a loss of amenity as well as contradict Cheshire East corporate strategy aims associated with the regeneration of Crewe Town Centre, active travel and enhanced gateway approaches.
2. No provision for secure and sustainable bike storage has been demonstrated contrary to Cheshire East Planning Policy.
3. The demised premises does not provide for external access to the 1<sup>st</sup> floor as shown on the plans. This area is outside the curtilage of the demised premises.
4. The proposal does not provide for external amenity space for the residents. There are no local parks within 500m. This does not meet the amenity standards required for residential development
5. The proposals do not meet the minimum technical standard for residential development, as adopted by Cheshire East Council
6. The 1<sup>st</sup> floor eaves height has not been demonstrated as adequate for consideration of habitable space.
7. The proposal is considered inappropriate for residential dwelling in terms of over development of the site that will provide low quality accommodation, below adopted standards and without any amenity space.
8. Lack of parking provision contrary to Cheshire East Planning Policy.

**Application No:** 23/2674N  
**Proposal:** Single storey rear extension with front parking alterations, disabled access.  
**Location:** 90, CLAUGHTON AVENUE, CREWE, CW2 6EY

The committee objects to the proposal on the following grounds:

1. Removal of a mature tree in the public realm does not demonstrate environmental sustainability or appropriate in a residential setting. This will result in the loss of amenity and shared green space for the residents in that area.

## Agenda Item 7

2. The removal of public highways features (grassed verge) beyond the premises boundary is not authorised by a planning application
3. That proposals of this nature are not sustainable and will lead to the erosion of verges and removal of public realm trees as a principle.

**Application No:** 23/2970N  
**Proposal:** Lawful Development Certificate for Proposed New Electrical Substation  
**Location:** Springfield School, OLD CREWE GREEN ROAD, CREWE, CW1 5HS

No objection

**Application No:** 23/2941N  
**Proposal:** Change of use of residential dwellinghouse Class C3 Use to a registered children's home Class C2 Use  
**Location:** Stoneley Farm, 251, STONELEY ROAD, CREWE, CW1 4NF

The committee comments that, whilst not objecting to the application, consideration for the safe travel to schools, social facilities and infrastructure should be considered

**Application No:** 23/0534N  
**Proposal:** Reserved matters application for details of the appearance, landscaping, layout and scale, and all the conditions referred to in the outline application 20/0394N - Outline application for 5 pairs of semi-detached dwellings with vehicular access off Lewis Street.  
**Location:** Vacant Yard, The Yard, LEWIS STREET, CREWE

Called in by Cheshire east Ward Member

**Application No:** 23/3009N  
**Proposal:** Proposed garage and reinstatement of garden wall  
**Location:** 100, GAINSBOROUGH ROAD, CREWE, CW2 7PL

No objection

## Agenda Item 7

### Appeal notice:

**Application No:** 21/2601N  
**Location:** 2-4, GATEFIELD STREET, CREWE, CW1 2JP  
**Proposal:** Demolition of existing building and erection of a residential block of flats and ground floor office Class E(c) or Class E(g)(i)

Refused based on CTC local heritage asset register

We objected and the Heritage Manager submitted comments

### Pre-planning consultation:

CAN26847 - Pre Application Consultation: BROAD STREET STREETWORKS, BROAD STREET, CREWE, CW1 4QD, NGR: E: 370577, N: 357234.

A response that identified that the proposal will create an obstruction on the pavement was submitted

Pre-Consultation response to Cheshire East Parking Charges Review:

### Pre-consultation response – Parking & parking enforcement on behalf of Crewe Town Council

1. Crewe's town centre is facing significant challenges and any potential perceived barrier to visiting the town centre is additionally detrimental to the efforts of regeneration work and its aims to build a sustainable interest in Crewe Town Centre. Car parking charges must consider this in terms of social and economic sustainability of the municipal hub of Crewe. It is evidenced that period of free parking encourage visits. This can be seen by the car parking occupancy at Crewe sites such as at Grand Junction Retail Park; Lyon Street retail site; Mill Street (Dorothy Flude) retail area; Tesco Extra town centre site as well as sites elsewhere around the borough, such as Barn Road and West heat sites in Congleton and Barracks Mill and Lyme Green sites in Macclesfield. These commercial developments demonstrate successful economic sustainability having provided a period of time for free parking. Smaller sites are also examples of this sustainable approach that attracts visits by removing the barrier of costs that are viewed as punitive by potential visitors. Therefore consideration of tiered parking costs and potential free initial periods should be clearly provided for to support economic development and sustainability.
2. Consideration of the financial position of Cheshire East Council should, if at all, be a minor consideration. This is not to be ignorant of the fact and associated challenges for CEC, but inflation of parking charges in Crewe will lead to lower revenues for CEC as well as adversely impact efforts to support regeneration and economic development. The driver for considerations associated with parking charges should be far more nuanced rather than the tail wagging the dog – CEC financial position dictating unsustainable decisions for Crewe's town centre.

## Agenda Item 7

3. Whilst seeking to demonstrate parity across the borough, CEC cannot take a linear approach as this does not take in to consideration deprivation, economic opportunity, social benefit of sustainable town centres, health and social inequalities or the function of the principle town's economic and social centre.
4. Any proposals that affect Crewe should be considered in the full strategic context and opportunities currently available. The regeneration section of CEC should be proactively engaged to give a full view of the potential impact additional parking charges pr associated decisions would have on the potential impact and added value of the suite of regenerational projects currently being progressed within Crewe. Ambitious and innovative parking strategies for Crewe could provide added value to the town's regeneration and economic development and decisions that negatively impact on this will undoubtedly be revisited for a long time.
5. The parking provision in Crewe is set to change significantly in coming few years in that much of the surface level parking is identified for development as well as the new multi-storey car park. This requires site specific considerations rather than linear consideration across the borough.
6. Parking enforcement has to date been challenging and town centre focussed. Crewe is the most densely populated area of Cheshire east and as such has extensive parking issues causing risks and obstructions throughout much of the Central, West, St Barnabas and South wards. Enforcement provision to tackle these issues is desperately needed to support sustainable communities, make pavements accessible to those with additional mobility needs and young children. Parking at junctions, on pavements and in obstructive locations remains as yet unaddressed and this consultation should identify means for effective and sustainable enforcement to provide safe travel, particularly active travel, around the town.
7. Enforcement, although never to be considered a cash cow, will provide a means of income to support sustainable parking and encourage use of parking facilities.
8. Devolution of assets, services and powers to local councils should be a consideration so that locally-specific conditions and factors can be considered without risk to CEC.
9. Consideration of health inequalities and life opportunity inequalities, as per CEC policy, should be considered in detail.

**BLANK**

# AGENDA ITEM 8.1



Address Management  
Municipal Buildings  
Earle Street  
Crewe, CW1 2BJ  
Tel: 01270 686770  
Email: [addressmanagement@cheshireeast.gov.uk](mailto:addressmanagement@cheshireeast.gov.uk)

Date: 25/08/2023

Case Reference Number: SNN000003251

Dear Councillors,

Re: New Street Naming Proposal

Under Cheshire East Council's Street Naming & Numbering Policy procedure, we are required to gather views of various internal and external bodies, including the Ward Councillors and Parish Council for any proposed new street names being allocated under the Council's Street Naming & Numbering statutory powers.

We have received an application to name 3 new streets at the former Hunters Lodge Hotel, 296 Sydney Road, Crewe.

Planning application: 21/4382N

The developer has submitted the below suggestions in relation to the site. Street suffixes such as Close/Way/Drive will be added once names have been agreed.

**Lodge**

**Archer**

**Pavilion**

Attached is a site plan for the development.

Please could you let me have your comments by 08/09/2023. This deadline is necessary in order to allow all consultation to be completed within the timescales laid down by the street naming legislation. Therefore, if I do not hear from you by 08/09/2023 I will assume you have no comments/objections to make.

Yours faithfully

Paul Barallon

Street Naming and Numbering Officer

# Sydney Road, Crewe



General notes  
 Copyright reserved to Woodcroft Design Ltd. and may not be reproduced without prior written consent.  
 The drawings are subject to the accuracy of detailed supporting reports, surveys, existing drawings and  
 Local Authority Approval. Dimensions, finished floor levels, exact size of houses and areas shown are  
 approximate only and subject to separate detailed design. Any finished floor levels shown have been  
 provided by others and should be checked by a qualified structural engineer prior to commencement of  
 on site works. It is the responsibility of the client and contractor to check the accuracy of this drawing is  
 correct.

## Key

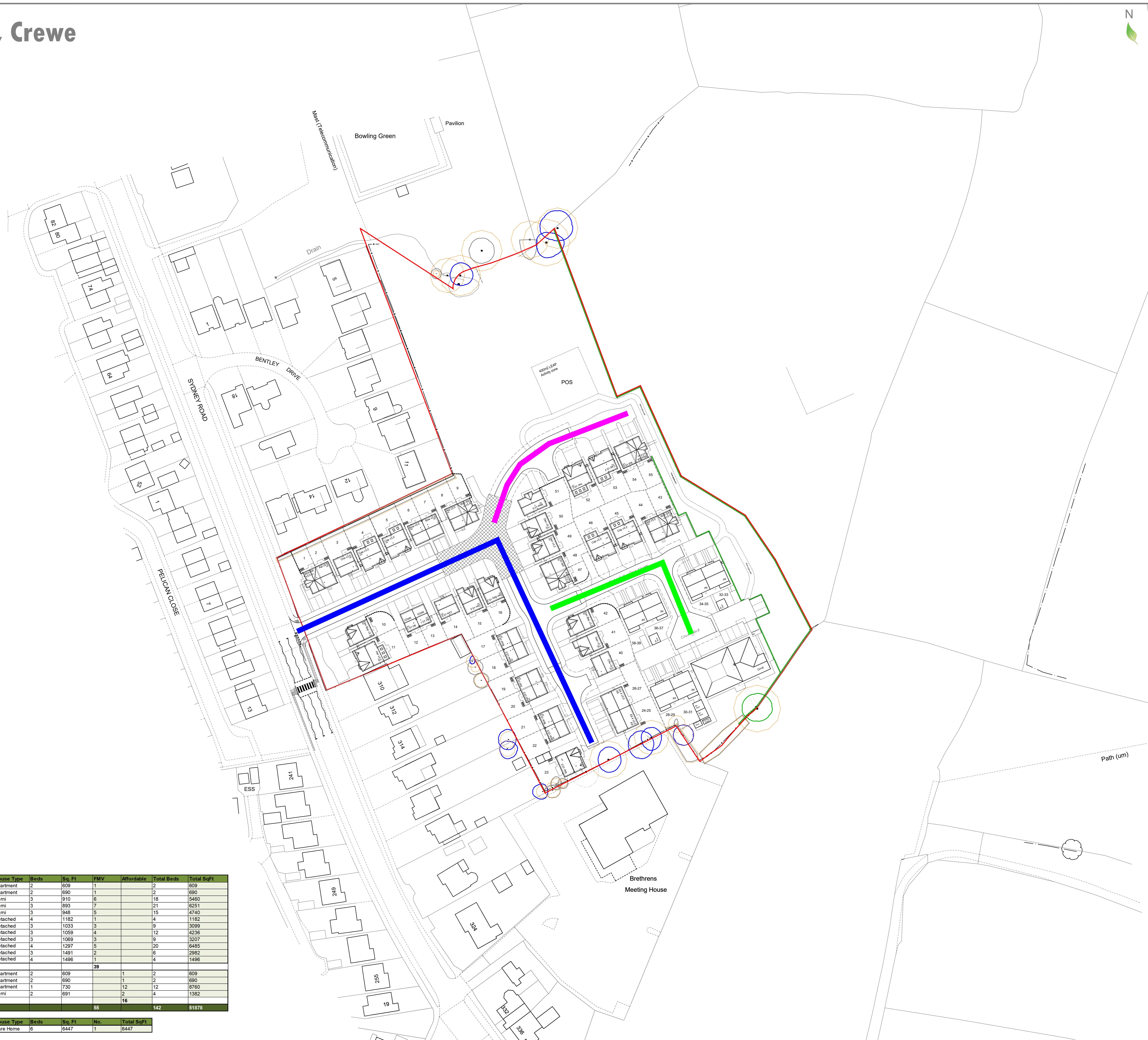
### BOUNDARY TREATMENT

- 1.8m high wall with 1.3M timber infill panels
- 1.8m high timber fence
- 1.2m high timber post and rail fence
- 600mm timber high knee rail
- 1.8m hit and miss vertically boarded timber fence - wood stained dark colour
- Hedge Planting refer to detailed landscaping layout for exact details

NB. Red edge removed from this drawing for clarity of boundary details.

### HARD LANDSCAPING

- Access Road / Footway
- Shared Surface Road
- Private Footpath/Path - Paving Slabs
- Private Driveway/Parking
- Private Shared Drive
- Retained vegetation/hedges/groups of trees
- Existing tree/hedge to be removed
- Bin storage area
- Bin collection point



## ACCOMODATION SCHEDULE

Ref	House Type	Beds	Sq. Ft	FMV	Affordable	Total Beds	Total SqFt
ER GF	Elton GF (Shared Ownership)	Apartment	2	609	1	2	609
ER FF	Elton FF (Shared Ownership)	Apartment	2	690	1	2	690
Bow	Bowland	Semi	3	910	6	18	5460
Asl	Asbury	Semi	3	893	7	21	6251
Wyn SA Spe	Wynbury SA	Semi	3	948	5	15	4740
Mea	Mearley SA	Detached	4	1182	1	4	1182
Che	Chelford	Detached	3	1033	3	9	3099
Den	Denholme	Detached	3	1059	4	12	4236
Den	Denholme Bay	Detached	3	1069	3	9	3207
Cap	Capenhurst	Detached	4	1297	5	20	8485
Har	Hartford	Detached	3	1491	2	6	2982
Mar	Marsden	Detached	4	1496	1	4	1496
<b>Total</b>					<b>39</b>		
ER GF	Elton GF (Shared Ownership)	Apartment	2	609	1	2	609
ER FF	Elton FF (Shared Ownership)	Apartment	2	690	1	2	690
Ap	1 Bed Step Down Apartment (Rented)	Apartment	1	730	12	12	8760
Bri	Brierfield	Semi	2	691	2	4	1382
<b>Total</b>					<b>16</b>		
<b>Grandtotal</b>					<b>55</b>	<b>142</b>	<b>51878</b>

Ref	House Type	Beds	Sq. Ft	No.	Total SqFt
CH-B	6 Bedroom Carehome	Care Home	6447	1	6447



Client  
**Seddon Homes**

Project  
**Sydney Road, Crewe**

Drawing Title  
**Proposed Site Layout  
 General Arrangements**

Drawing No.	Revision	Date	Scale	Drawn	Sheet Size
20-36-P01	D	July 2021	1:500	WCD	A0 16 of 26



# CREWE TOWN COUNCIL STREET NAMING POLICY

**Adopted by Council: 29<sup>th</sup> September 2020**

**Planned Review Date: May 2023**

This Policy was adopted on 29<sup>th</sup> September 2020 and supersedes any previous versions

The Town Council recognises that it does not have statutory power relating to the naming and numbering of streets within the town. These rest with Cheshire East Borough Council, which uses sections 17 and 19 of the Public Health Act 1925 together with section 21 of the Public Health Act Amendment Act 1907 for the purpose of naming streets. The Town Council acknowledges the [Cheshire East Street Naming Guidelines](#).

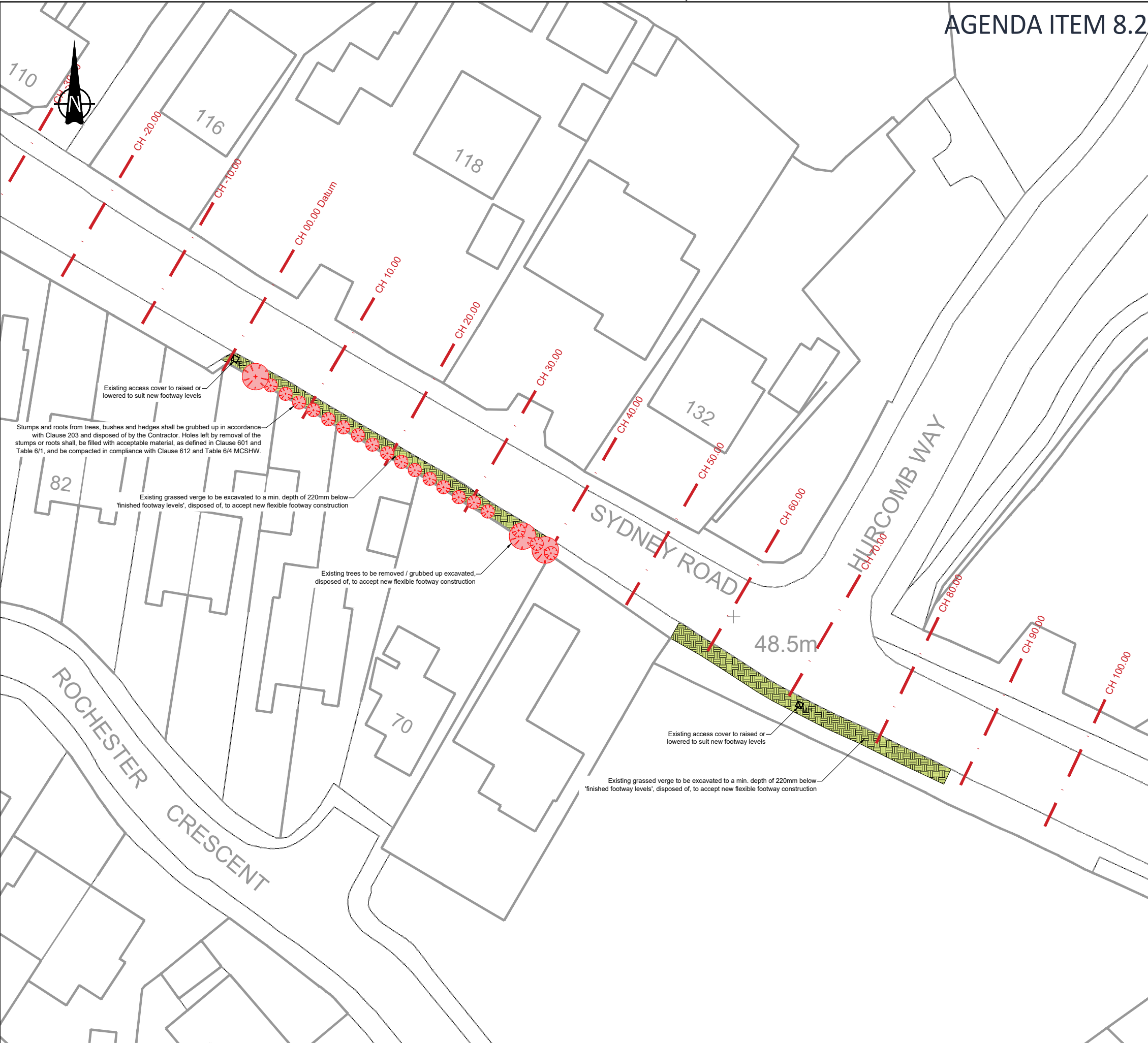
The Town Council is a consultee however and will use its influence wherever possible in pursuit of the objectives set out below.

Maintaining a comprehensive and high standard for street naming, numbering (or naming properties), specification and installation of street name plates is important as it allows:-





- Emergency services to find a property quickly – delays can cost lives and money
  - Post to be delivered efficiently
  - Visitors to locate their destination
  - Reliable delivery of goods and services
  - Records of service providers to be kept in an efficient manner
  - Public bodies able to work from one official address data base.
1. Crewe Town Council would prefer street names to have some local relevance such as local geographical features e.g. Church View Walk, local historical connections e.g. old field names, or commemorating local personalities (Vernon Way), or industries (Bentley Drive), etc.
  2. It accepts street names used as part of a marketing strategy (Pinewood Court) provided that they are not excessively over-stated (Orlando Park).
  3. It accepts (subject to 7 below) that there will be frequently used themes such as poets and trees, though it considers that their over-use betrays a lack of imagination.
  4. It cautions against the use of names which are topical at the time of development but which people have difficulty in pronouncing and / or spelling in later years (Jan Palach Avenue).
  5. It does not favour names which relate to developers' personal friends or relatives (Marie Close).
  6. It does not favour names of other places which are no more distinguished than our own town (and sometimes less so) but whose use encourages the notion that they are more attractive (Bramhall Road, Marple Crescent).
  7. The growing use of post codes may mean that the Post Office will no longer have as much difficulty as it has in the past with similar names in different areas of the Borough. However, there is still scope for confusion for other people and organisations within the community, and we will continue to scrutinise new names under that criterion.

**BLANK**

AGENDA ITEM 8.2



Key:

-  Existing grassed verge to be excavated to a min. depth of 220mm below 'finished footway levels', disposed of, to accept new flexible footway construction
- Section A approx. 72m<sup>2</sup>  
Section B approx. 60m<sup>2</sup>
-  Tree to be felled, stumps and roots from trees, bushes and hedges shall be grubbed up in accordance with Clause 203 and disposed of by the Contractor. Holes left by removal of the stumps or roots shall, be filled with acceptable material, as defined in Clause 601 and Table 6/1, and be compacted in compliance with Clause 612 and Table 6/4 MCSHW.  
Approx. 2No. Large Trees (> 6m)  
19No. Smaller Tree s(< 6m)
-  MH  
Raise / lower existing access cover to new footway levels
-  EL  
Raise / lower existing access cover to new footway levels

Existing access cover to raised or lowered to suit new footway levels

Stumps and roots from trees, bushes and hedges shall be grubbed up in accordance with Clause 203 and disposed of by the Contractor. Holes left by removal of the stumps or roots shall, be filled with acceptable material, as defined in Clause 601 and Table 6/1, and be compacted in compliance with Clause 612 and Table 6/4 MCSHW.

Existing grassed verge to be excavated to a min. depth of 220mm below 'finished footway levels', disposed of, to accept new flexible footway construction

Existing trees to be removed / grubbed up excavated, disposed of, to accept new flexible footway construction

Existing access cover to raised or lowered to suit new footway levels

Existing grassed verge to be excavated to a min. depth of 220mm below 'finished footway levels', disposed of, to accept new flexible footway construction

Ph/Rev.	Revision Details	Rev. by	Date



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Project:  
**Site Clearance Plan (Series 200)**  
**Pedestrian Footway Provision - Sydney Road, Crewe**

<b>THIS IS A COLOUR PLAN.</b>		<a href="mailto:cheshireastraffic@cheshireeast.gov.uk">cheshireastraffic@cheshireeast.gov.uk</a>	
Cheshire East Council Highways - 6th Floor Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL			
Contact Name: <b>Aki Tsakonias</b>	Telephone: <b>0300 1235020</b>	Date: <b>27/06/2023</b>	
Drawn by: <b>Matthew Davies</b>	Checked by:		
Approved by:	Drawing Status: <b>Preliminary Design</b>		Sheet <b>1 of 1</b>
Scales at A1: <b>1:200</b>	Drawing No: <b>C23090502cC-CEH-HSC-ZZ-DR-D-950201</b>	Phase/Rev: <b>P/01</b>	



Image 'E'



Image 'F'

- Key:**
- Proposed scheme extents
  - Existing grassed verge
  - Existing flexible footway construction
  - Existing 'High Friction' surface dressing
  - Existing pedestrian footway dropped crossing with tactile paviers
  - Existing Hawthorne hedgerow
  - Existing Hawthorne Trees
  - Existing Feeder Pillars
  - Existing Gullies
  - Existing Manhole Access Cover
  - Existing Lighting Column
  - Existing BT Pole
  - Existing Electrical Access Cover
  - Existing Bus Stop flag & post
  - Existing Solar Vehicle Activated Speed Sign (VAS) mounted on post
  - Road Sign on Existing Lighting Column
  - Existing Road Markings

PH/Rev.	Revision Details	Rev. by	Date



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**General Arrangement Plan (Existing)  
(Series 100)**

Pedestrian Footway Provision - Sydney Road, Crewe

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Cheshire East Council Highways - 6th Floor Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL

Contact Name: Aki Tsakonas	Telephone: 0300 1235020	Date: 25/08/2023
Drawn by: Matthew Davies	Checked by: Ana Zait	
Approved by: Aki Tsakonas	Drawing Status: Preliminary Design	Sheet 1 of 1
Scales at A1: 1:200	Drawing No: C230090502-CEH-HGN-ZZ-DR-D-950101	Phase/Rev: P/01

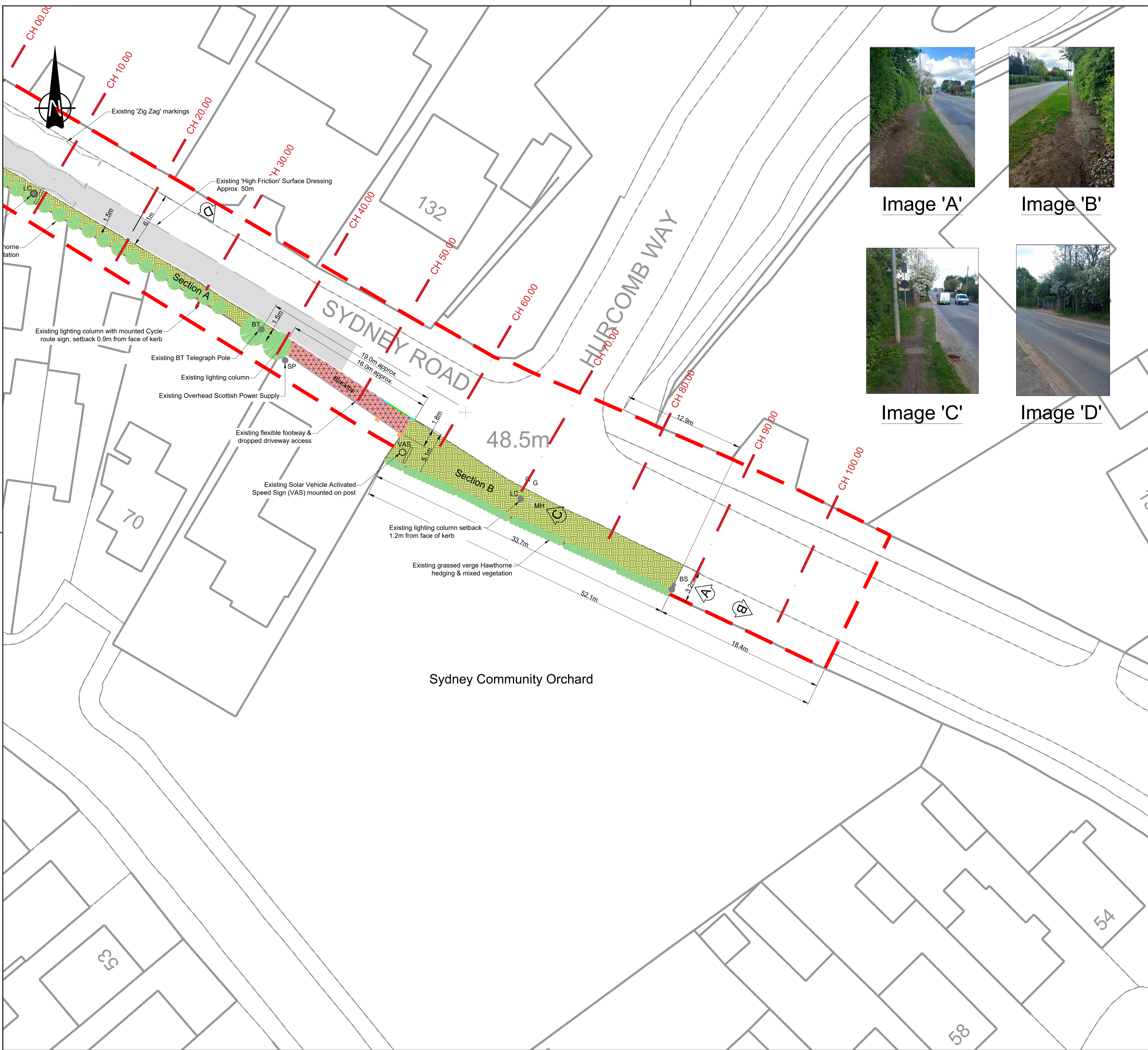


Image 'A'



Image 'B'



Image 'C'



Image 'D'

**Key:**

- Proposed scheme extents
- Existing grassed verge
- Existing flexible footway construction
- Existing 'High Friction' surface dressing
- Existing pedestrian footway dropped crossing with tactile paviers
- Existing Hawthorne hedgerow
- Existing Hawthorne Trees
- Existing Feeder Pillars
- Existing Gullys
- Existing Manhole Access Cover
- Existing Lighting Column
- Existing BT Pole
- Existing Electrical Access Cover
- Existing Bus Stop flag & post
- Existing Solar Vehicle Activated Speed Sign (VAS) mounted on post
- Road Sign on Existing Lighting Column
- Existing Road Markings

PH/Rev.	Revision Details	Rev. by	Date



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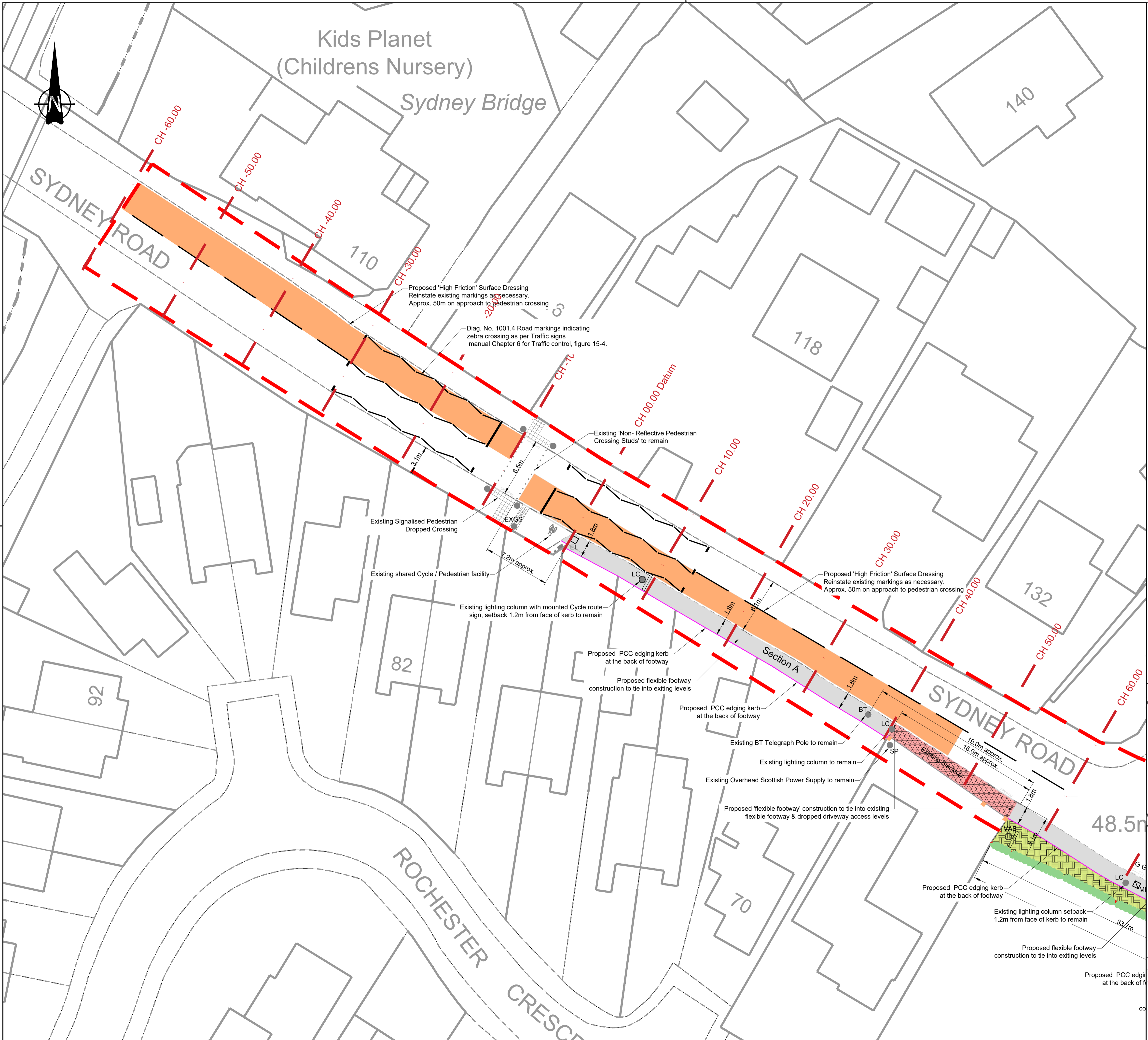
**General Arrangement Plan (Existing)**  
**(Series 100)**

Pedestrian Footway Provision - Sydney Road, Crewe

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Cheshire East Council Highways - 6th Floor Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL

Contact Name: Aki Tsakonas	Telephone: 0300 1235020	Date: 25/08/2023
Drawn by: Matthew Davies	Checked by: Ana Zait	
Approved by: Aki Tsakonas	Drawing Status: Preliminary Design	Sheet 1 of 1
Scales at A1: 1:200	Drawing No: C230090502-CEH-HGN-ZZ-DR-D-950102	Phase/Rev: P/01



- Key:**
- Proposed scheme extents
  - Existing grassed verge to remain
  - Existing flexible footway construction to remain
  - Existing Hawthorne Hedgerow to remain
  - Proposed new footway full depth construction -  
20mm Clause 906, AC6 Dense Surf 100/150  
50mm Clause 906, AC20 Dense Bin 100/150  
150mm Clause 803, Type 1 Recycled Aggregate Sub-base  
Section A approx. 72m<sup>2</sup>  
Section B approx. 60m<sup>2</sup>
  - Proposed High Friction Surface Dressing to be installed in accordance with HAPAS product acceptance & Clause 924 MCHW with Min. 68 PSV (Approx. 312m<sup>2</sup>)
  - Proposed PCC Edging Kerb (Flat Top) laid flush 914 x 150 x 50mm to be laid on ST4 concrete base & backing (Approx. 75m)
  - Proposed raise / lower existing access cover
  - Proposed raise / lower existing access cover
  - Proposed road markings (White) are to be in thermoplastic material complying with BS 3262 Class A and are to have applied glass beads.

**Proposed Road Markings Table**

Diag. No. (TSRGD Ref.)	Speed Limit (mph)	Width of Line (mm)	Length of Line (mm)	Length of Gap (mm)	Height (mm)	Size (mm)
1001	40mph or less	200	Continuous	-	-	-
1004	40mph or less	100	4000	2000	-	-
Zig Zag	-	100	Continuous	-	-	-
Zig Zag Blip	-	200	Continuous	-	-	-

PH/Rev. Revision Details Rev.by Date



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**General Arrangement Plan (Proposed) (Series 100)**

**Pedestrian Footway Provision - Sydney Road, Crewe**

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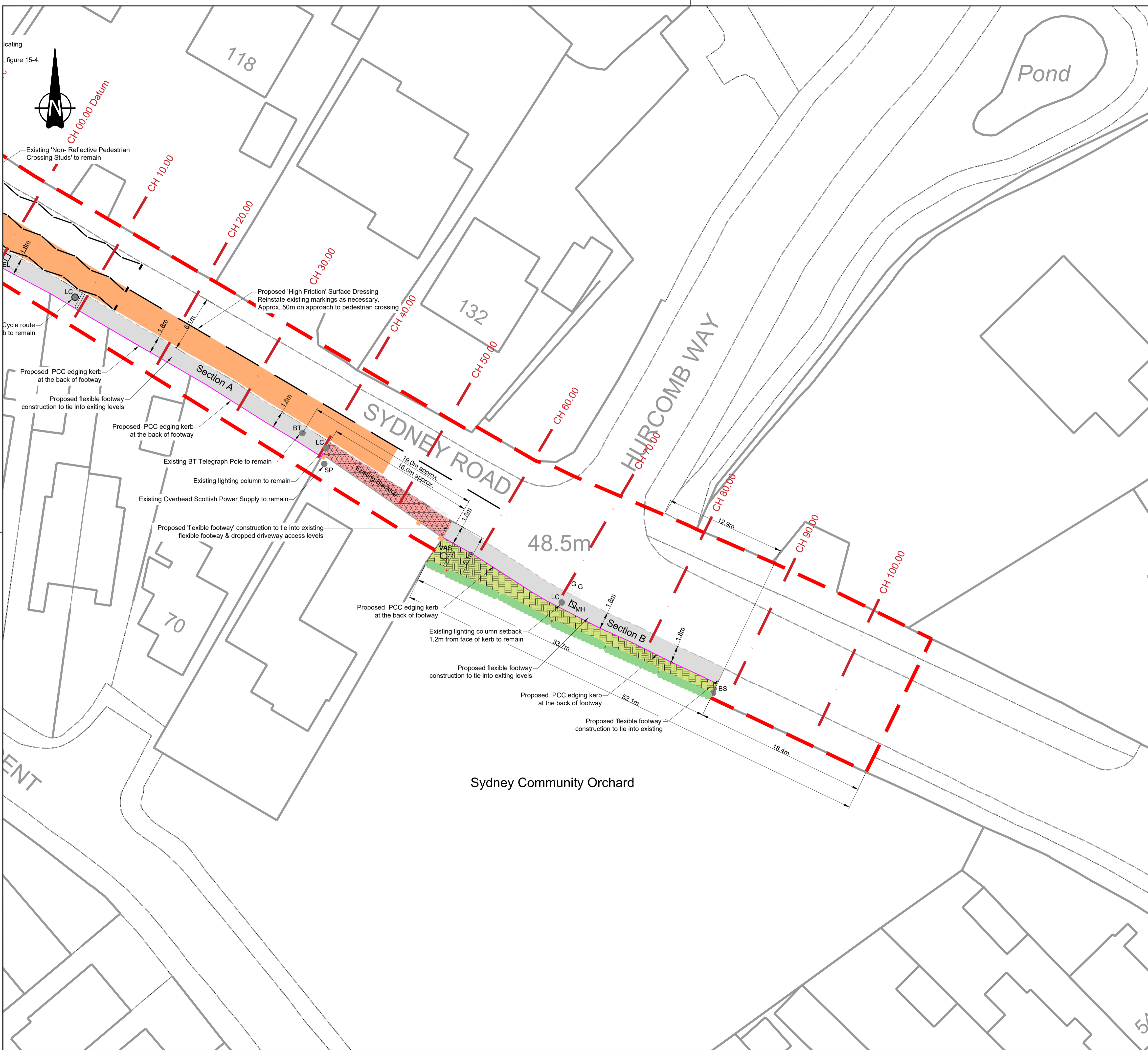
Cheshire East Council Highways - 6th Floor Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL

Contact Name: Aki Tsakonas Telephone: 0300 1235020 Date: 25/08/2023

Drawn by: Matthew Davies Checked by: Ana Zait

Approved by: Aki Tsakonas Drawing Status: Preliminary Design Sheet 1 of 1

Scale: 1:200 Drawing No: C230090502-CEH-HGN-ZZ-DR-D-950103 Phase/Rev: P/01



- Key:**
- Proposed scheme extents
  - Existing grassed verge to remain
  - Existing flexible footway construction to remain
  - Existing Hawthorne Hedgerow to remain
  - Proposed new footway full depth construction -  
 20mm Clause 906, AC6 Dense Surf 100/150  
 50mm Clause 906, AC20 Dense Bin 100/150  
 150mm Clause 803, Type 1 Recycled Aggregate Sub-base  
 Section A approx. 72m<sup>2</sup>  
 Section B approx. 60m<sup>2</sup>
  - Proposed High Friction Surface Dressing to be installed in accordance with HAPAS product acceptance & Clause 924 MCHW with Min. 68 PSV (Approx. 312m<sup>2</sup>)
  - Proposed PCC Edging Kerb (Flat Top) laid flush 914 x 150 x 50mm to be laid on ST4 concrete base & backing (Approx. 75m)
  - MH Proposed raise / lower existing access cover
  - EL Proposed raise / lower existing access cover
  - Proposed road markings (White) are to be in thermoplastic material complying with BS 3262 Class A and are to have applied glass beads.

**Proposed Road Markings Table**

Diag. No. (TSRGD Ref.)	Speed Limit (mph)	Width of Line (mm)	Length of Line (mm)	Length of Gap (mm)	Height (mm)	Size (mm)
1001	40mph or less	200	Continuous	-	-	-
1004	40mph or less	100	4000	2000	-	-
Zig Zag	-	100	Continuous	-	-	-
Zig Zag Blip	-	200	Continuous	-	-	-

PH/Rev.	Revision Details	Rev. by	Date
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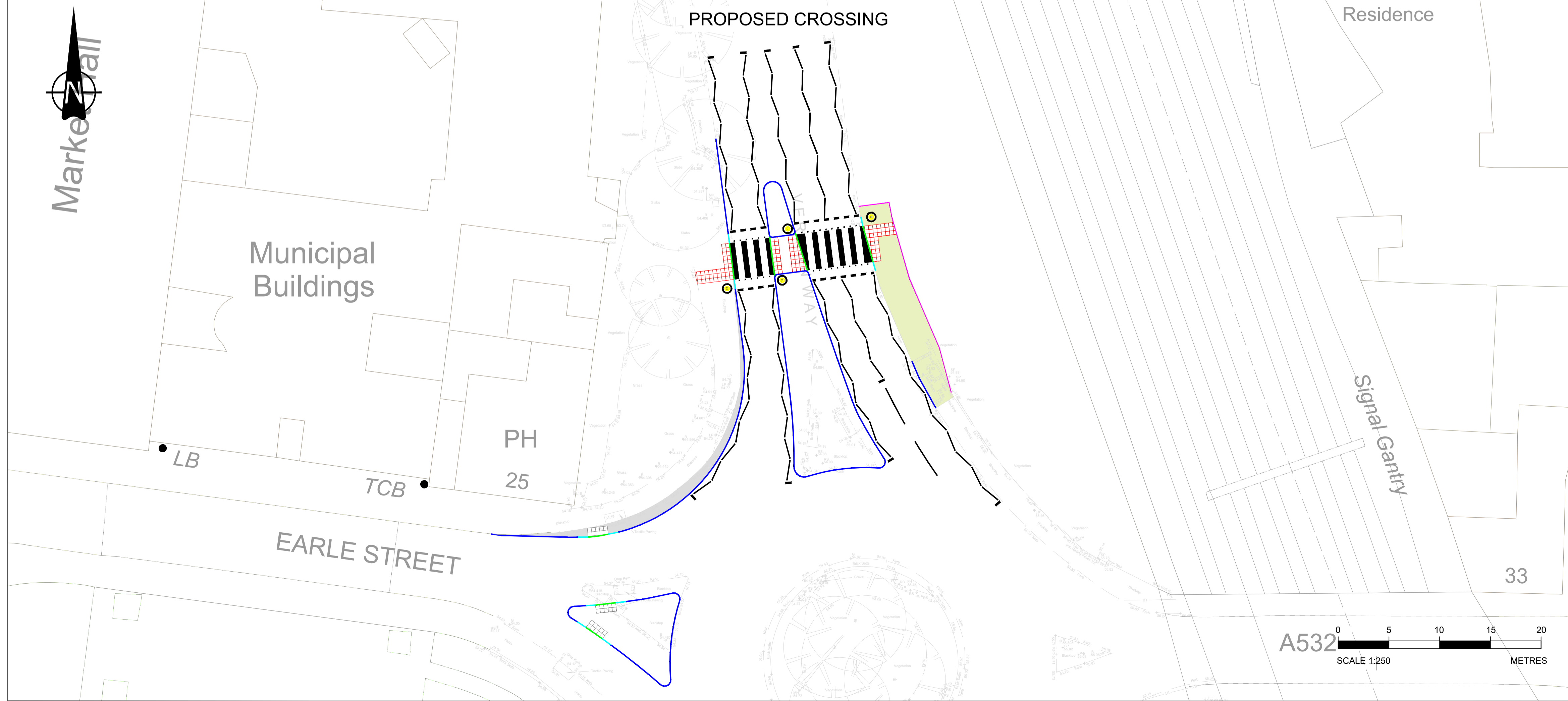
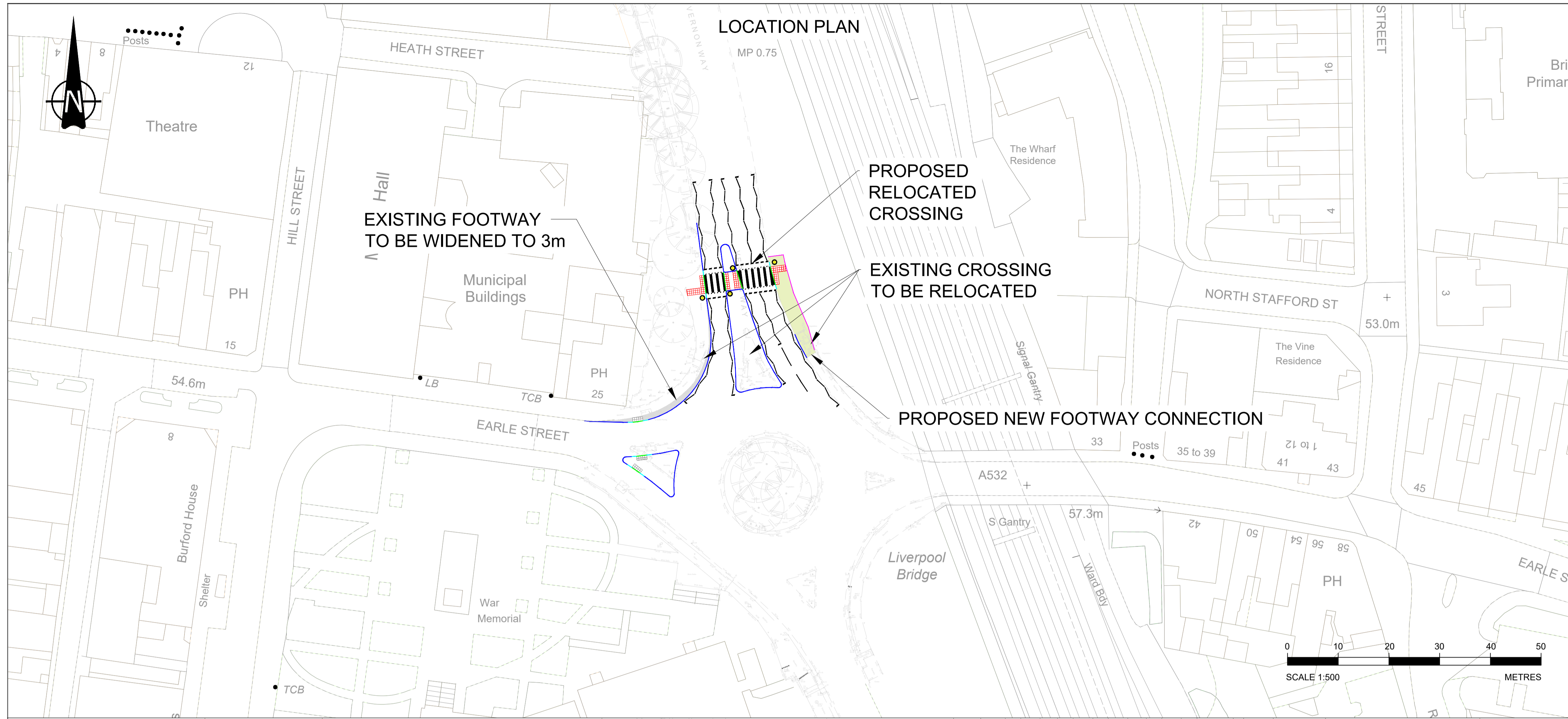
General Arrangement Plan (Proposed)  
(Series 100)

Pedestrian Footway Provision - Sydney Road, Crewe

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Cheshire East Council Highways - 6th Floor Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL

Contact Name: Aki Tsakonias	Telephone: 0300 1235020	Date: 25/08/2023
Drawn by: Matthew Davies	Checked by: Ana Zait	
Approved by: Aki Tsakonias	Drawing Status: Preliminary Design	Sheet 1 of 1
Scales at A1: 1:200	Drawing No: C230090502-CEH-HGN-ZZ-DR-D-950104	Phase/Rev: P/01



P01	FIRST ISSUE	HS	09/23
Ph/Rev.	Revision Details	Rev.by	Date

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**A532, VERNON WAY**

**PROPOSED CONTROLLED CROSSING**

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Cheshire East Council Highways - 6th Floor Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL			
Contact Name: Mohamad Balan	Telephone: 07938735245	Date: September 2023	
Drawn by: Hadyn Smith	Checked by: Mohamad Balan		
Approved by: Jonathan Copnall	Drawing Status: Preliminary	Sheet 1 of 1	
Scales at A1:	Drawing No: C23060-CEH-LTR-ZZ-DR-D-950001	Phase/Rev: P01	
AS SHOWN			



# AGENDA ITEM 9.1



**Pete Turner Clerk to Crewe  
Town Council**

Development Management  
PO Box 606  
Municipal Buildings  
Earle Street  
Crewe  
CW1 9HP

Please ask for: **Zafer Faqir**  
Direct dial: **01270 686743**  
E-Mail: **Zafer.Faqir@cheshireeast.gov.uk**

Dear Mr. Turner,

Date: **25-Aug-2023**

Application No: **23/00190E**  
Nature of **Erection of a canopy**  
problem:  
Location: **43A, HIGH STREET, CREWE**

I refer to the above matter that you brought to the attention of the Council and has been passed on to me to respond. I am writing to you to provide you with an update on the case so far.

The details of the concern raised were that a canopy has been constructed at the hand car wash. This was without planning permission.

Following receipt of the concerns, I visited the site and examined what had taken place. I noted that a canopy had been constructed at the property.

From an examination of the Council's records, I can find no record of planning permission being applied for or granted, for the construction of the canopy.

I have written to the owner of the property and asked them to undertake one of the following steps:

1. Apply for planning permission to retain the canopy as it has been constructed.

Any application will need to be made within 28 days of the date of this letter. For the avoidance of doubt, this is no later than Friday 22<sup>nd</sup> September 2023.

2. Demolish the canopy and remove all waste material from the site.

If the owner chooses this option, they will need to carry out the works within 28 days from the date of this letter. This is no later than Friday 22<sup>nd</sup> September 2023.

3. Do nothing. If the owner chooses this option, the Council will consider the expediency of formal enforcement action.

I will endeavour to keep you abreast of developments on the case.

Yours sincerely

**Zafer Faqir**  
**Senior Planning Officer (Enforcement)**