

**Crewe Town Council**

1 Chantry Court  
Forge Street  
Crewe Cheshire  
CW12DL

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**CREWE**  
TOWN COUNCIL

17<sup>th</sup> July 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 24<sup>th</sup> July 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 26<sup>th</sup> June 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:** 23/2392N  
**Proposal:** Construction of driveway gate, solar panel-roofed walkway, and open-fronted carport.  
**Location:** Willow House, 54, SYDNEY ROAD, CREWE, CW1 4HG
- 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
- Application No:** 23/2087N  
**Proposal:** Consent to display an advertisement, B and Q branded signage  
**Location:** B AND Q, WESTON ROAD, CREWE, CW1 6BA
- Application No:** 23/1653N  
**Proposal:** External alterations to existing building, including erection of new draft lobby, new windows and doors, recladding external walls and over cladding of roof, together with installation of new external plant and bio fuel enclosures and bin store  
**Location:** Total Fitness, MACON WAY, CREWE, CW1 6DG
- 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
- Application No:** 23/2381C  
**Proposal:** Advertisement Consent for 4 signs on proposed office development  
**Location:** Street Record, ARDEN SQUARE, CREWE
- Application No:** 23/2367N  
**Proposal:** Proposals for repair of Crewe Municipal Buildings main facade windows, doors and wrought iron railing and gates including replacement of two existing flag poles and associated temporary works  
**Location:** MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ
- 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 gates including replacement of two existing flag poles and associated temporary works  
**Location:** MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CW1 2BJ
- Application No:** 23/2449N  
**Proposal:** Outline planning permission for a new bungalow dwelling.  
**Location:** Orchard Meadows, GROBY ROAD, CREWE, CW1 4ND

**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

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

**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

- 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 Cheshire East Bus Support Criteria Consultation
  - 8.2 Changes to bus route communication
  - 8.3 Proposed Changes to ticket offices – potential closure of Crewe Station Ticket Office
- 9 To note correspondence associated with planning enforcement  
None
- 10 To note the proposed date of the next meeting Monday 18<sup>th</sup> September 2023 at 6pm.

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**CREWE**  
TOWN COUNCIL

**MINUTES of the meeting held 26<sup>th</sup> June 2023**

In attendance: Cllr Lena Hogben Cllr Steve Hogben Cllr Marilyn Houston  
Cllr Toni Mortimer Cllr Kev Murray Cllr John Rhodes

- PL/23/2/1** To receive apologies for absence  
Cllr Jamie Messent, Cllr Dennis Straine-Francis
- PL/23/2/2** To note declarations of Members' interests  
Cllr Houston declared a non-pecuniary interest as it related to applications 23/2027N & 23/2024N, having called them in as the ward member within Cheshire East Council. The applications have now been withdrawn by the applicant.
- PL/23/2/3** To confirm and sign the minutes of the Planning Committee meeting held on 22<sup>nd</sup> May 2023  
**RESOLVED:** That the minutes are approved as a true record
- PL/23/2/4** 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.
- None
- PL/23/2/5** To consider making a response to the following planning applications:

**Application No:** 23/1798N  
**Proposal:** AMENDED DESCRIPTION - New purpose-built building with link corridor interfacing with the existing main college campus building. 2 stories high with workshops (4) and lecture rooms (4), external render to match adjacent main campus building with pigmented blockwork to match adjacent college campus building wall panels and window frames.  
**Location:** South Cheshire College, DANE BANK AVENUE, CREWE, CHESHIRE, CW8 8AB

No Objection

**Application No: 23/2027N**

Proposal: The removal of the existing close boarded fence to the eastern boundary; removal of railings on the southern and western boundaries. Construction of a new close boarded fence, 2 metres in height, to the eastern, southern and western boundaries

Location: WEBB HOUSE, VICTORIA AVENUE, CREWE, CHESHIRE, CW2 7SQ

Withdrawn

**Application No: 23/2024N**

Proposal: Listed building consent for the removal of the existing close boarded fence to the eastern boundary; removal of railings on the southern and western boundaries. Construction of a new close boarded fence, 2 metres in height, to the eastern, southern and western boundaries

Location: WEBB HOUSE, VICTORIA AVENUE, CREWE, CHESHIRE, CW2 7SQ

Withdrawn

**Application No: 23/1974N**

Proposal: Listed Building Consent for Internal fit out work to transform the existing Pumpkin Retail unit to a new Cafe Local brand retail unit together with new signage. The works are to be contained within the existing retail area demarcated by the existing Platform 7 elevation is to be retained with new signage that will match the size and position of the existing.

Location: PLATFORM 5, CREWE RAILWAY STATION, NANTWICH ROAD, CREWE

No objection

**Application No: 23/2075N**

Proposal: Variation of condition 5 on approval 23/0457N - see cover letter

Location: UNIT 4, Phoenix Leisure Park, DUNWOODY WAY, CREWE, CW1 3AJ

On consideration of the ambition for greater access to EV Charge Points, the committee supports the existing condition, which is in line with planning policy, and therefore opposes the application for variation.

**Application No: 22/4964N**

Proposal: Proposed erection of a part single, part two storey building to provide a Community Youth Zone facility with minibuss parking and drive in drop off layby from Oak Street with accessible car parking space. A 5 a-side illuminated (MUGA) pitch is located on the roof at first floor level with an acoustic screen from properties on High Street. Covered secure cycle parking to the North along with external recreation area and secure fencing. Service Yard to the North accessed off High Street providing space for bin storage and minibuss space. Associated boundary treatments and hard and soft landscaping.

Location: Car Park, OAK STREET, CREWE

The committee supports the proposed development and the provision of sustainable and long-lasting services and facilities for young people.

**Application No:** 23/2121N  
**Proposal:** Advertisement consent for various signage required for drive thru restaurant - 1No. Digital Unit Single Screen, 3No. Digital Unit Double Screen, 2No. Building Letter Signage, 3No. McDonalds Golden Arch Lc 2No. DOT Sign Parked Order Bay, 11No. DOT Sign 25D Pedestrian Crossing, 5No. DOT 25E Give Way, 9No. Loof Left, 7No. Look Right, 3No. Look Both Ways, 1No. Single Digital Reconnect Screen and 1No. Toter Signage  
**Location:** Crewe Market Centre, Corner of West Stre, Crewe Market Centre, Co of West Street & Vernon Way, Crewe, CW1 2NG

Withdrawn

**Application No:** 23/1906N  
**Proposal:** Build a double storey extension off the side of their house onto their carpark and stay within the 1 meter boundary of their fence line. The proposed extension is to match the existing materials and finishe the original.  
**Location:** 217, GRESTY ROAD, CREWE, CW2 6EL

No objection

**Application No:** 23/2182N  
**Proposal:** Erection of a new indoor sports facility and gymnasium (Use Class E(d) and associated access, car parking, landscaping and associated works  
**Location:** Land off Mirion St, Crewe, CW1 2AP

The committee supports the application in principle, but recognises the comments submitted by residents. The committee seeks that the applicant will actively encourage its users to travel by sustainable means (walking, cycling) and, if arriving by car, to ensure they use the car park provide in consideration of neighbouring residents.

It was noted that the loss of trees was not supported by planning policy to ensure net biodiversity gain.

**Application No:** 23/2158C  
**Proposal:** Erection of 2 No. dwelling houses with associated access and landscaping.  
**Location:** Land To Rear Of 203 And 205, MIDDLEWICH STREET, CREWE, CHESHII

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

- i. Back land development in this location demonstrates over development of the site with an overcrowding effect from the proposed development.
- ii. Inadequate access to support development, eg access by waste and emergency services.
- iii. Loss of amenity to existing residents of Russet Close due to proximity of access and additional traffic

- iv. Access does not provide a safe highway, including lack of identified pedestrian pavement.
- v. Risk to established trees
- vi. Loss of amenity due to loss of privacy based on overlooking nature of the proposed development
- vii. Inadequate access for waste services past the current extent of Russet Close, leading to on street waste
- viii. Loss of biodiversity, against CE Planning Policy requiring net biodiversity gain.

**PL/23/2/6** To consider making responses to any urgent planning application consultations that have arisen since this agenda was published

**Application No:** 23/2212N  
**Proposal:** Loft conversion and dormer to rear main roof area(s)  
**Location:** 38, MIRION STREET, CREWE, CHESHIRE, CW1 2AP

No objection, but is sought that planning conditions ensure that there is no subdivision of the premises and that it remains as a single dwelling house.

**Application No:** 23/2311N  
**Proposal:** Proposed alterations and ground floor extension  
**Location:** 64, MCLAREN STREET, CREWE, CW1 3SS

No objection

**Application No:** 23/2225N  
**Proposal:** Construction of a new paint shop on the site of an existing colleague carpark including a four story office annex. Work includes the construction of two bridge links over Sunnybank Road, plant annexes and a roof terrace.  
**Location:** Bentley Motors Limited, PYMS LANE, CREWE, CW1 3PL

Whilst the committee did not object to the development, concern was raised relating to the use by those accessing the site on Sunnybank Road. It is sought that traffic accessing via Sunnybank Road is re-routed to reduce the impact on residential neighbours from employee and delivery traffic

**Application No:** 23/2128N  
**Proposal:** Erection of 4 bay Cosmetic Repair Centre  
**Location:** Swansway Garages Emac House, GATEWAY, CREWE, CW1 6YY

No objection

**PL/23/2/7** To note responses submitted under delegation since the previous meeting  
 As Circulated

**PL/23/2/8** To note and/or consider correspondence, consultations, planning policy circulated by the planning authority (Cheshire East Council) and member items

8.1 Proposed base station installation upgrade at cornerstone 12744724, Rolls Royce water treatment, Pymms Lane, Crewe, CW1 3PL



Noted

**PL/23/2/9** To note correspondence associated with planning enforcement

**Application No:** 23/00267E

Nature of problem: Dilapidated condition of property

Location: 5, CHESTER BRIDGE, EDLESTON ROAD, CREWE, CW2 7EF

Noted

**PL/23/2/10** To note the proposed date of the next meeting Monday 24<sup>th</sup> July 2023 at 6pm.

Meeting closed at 7.21pm

Chair – Cllr John Rhodes

Clerk – P Turner

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**Cheshire east Communication regarding:**

## **Share your views on bus support criteria**

Dear Town/Parish Councils,

Cheshire East Council are today launching a consultation exercise designed to capture the views of all interested parties on the criteria used to prioritise bus support.

The council has a budget of £2.4m to spend on bus routes that are not seen as commercially viable by bus operators but are still deemed as important to run.

This financial support for bus services is prioritised using a set of 10 criteria adopted in August 2011, which help to deliver the following key objectives:

- Supporting the economy and environmental sustainability;
- Improving access and social inclusion; and
- Bus service performance.

There is a need to update the criteria to reflect the council's current corporate priorities, policy objectives in the council's local transport plan (LTP), the needs of local communities and the challenges facing the bus industry following the Covid pandemic.

The council is asking for views on three new criteria, which are proposed to be added to the existing 10. They are:

- **Contribution to carbon reduction** to consider bus service carbon emissions, in line with the council's environment strategy and the authority's commitment to be carbon neutral by 2025 and its further pledge to make Cheshire East a carbon neutral borough by 2045;
- **Areas of deprivation** covered by the bus route; and
- **Passenger numbers since the Covid pandemic**

The decision-making framework relates to the council's provision of fixed-route, scheduled bus services, to supplement the network that can be provided commercially. Any consideration of the role of flexible, demand responsive transport, such as FlexiLink and Go-Too is the subject of further reports to the council's highways and transport committee.

It is important to stress that this consultation is not a review of the current buses operating in Cheshire East. Rather, this consultation is about the criteria we use to decide which bus services in the borough we give financial support to.

The public consultation on the council's additional bus support criteria will run for six weeks from 26 June until 6 August. You can complete the consultation online at:

<https://surveys.cheshireeast.gov.uk/s/BusC23/>

People can also request alternative formats of the consultation by contacting the council's customer contact centre on 0300 123 5500. Printed copies will be available in local libraries.

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We encourage all Town and Parish Councils to take part in this consultation to help inform our prioritisation process.

**Correspondence received regarding bus changes**

Dear Crewe Town Councillors,

I have spoken to some of you at Cheshire East level but this is to try and bring a more collective and enthused attempt to improve bus services in Crewe.

As some of you may not be aware, First Potteries have filed to cancel its half-hourly route 6 between Crewe Bus Station and Leighton Hospital from 3 September 2023. As such, Underwood Lane will be cut from 4 to 2 buses an hour (served by 12) and Bradfield Road cut from 3 to just 1 bus an hour (served by 31). The total number of services to Leighton Hospital would be cut from 5-6 per hour to just 3-4 per hour.

From discussions, D&G does appear not to want to improve their service meaning a large part of Northern Crewe and Leighton will have a much-reduced service.

Several parts of Crewe have had a reduced service since the closure of the Arriva depots in April 2023. In Broad Street/North Street, services have reduced from 2 to 1 an hour for instance, and with this cut even more areas of your wards are to be impacted. Cheshire East already has one of the lowest bus mileage per head of any local authority in the UK and with areas of Crewe having a low car ownership, more should be done to improve bus provision to ensure opportunity for all to get to education and employment centres.

Therefore, I believe ward councillors across Crewe Central, Crewe North and Crewe East should speak with Cheshire East and local bus companies to try and collectively apply pressure to ensure communities are not cut off. It would require just 1 bus to provide a half-hourly service between Bus Station and Leighton Hospital. Based on the Arriva cuts too and service replacement, 1 bus could operate the following timetable, serving Crewe North and Crewe East, which would merely take service level to match that of the start of 2023 - not even a pre-COVID level high:

xx:03 Crewe Bus Station  
Via West Street / Underwood Lane / Bradfield Road  
xx:18 Leighton Hospital  
xx:19 Leighton Hospital  
Via Bradfield Road / North Street / Broad Street  
xx:31 Crewe Bus Station  
xx:33 Crewe Bus Station  
Via Broad Street / North Street / Bradfield Road  
xx:45 Leighton Hospital  
xx:47 Leighton Hospital  
Via Bradfield Road / Underwood Lane / West Street  
xx:01 Crewe Bus Station

The timings suggested above would also complement D&G's existing 12 and 31 routes which would allow buses to be fairly evenly spread across the hour across the different routes between the Bus Station and the Hospital. It would allow for service level provision to match

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that of the start of 2023 and would minimise resources given just one bus and driver is to be required.

Whilst I appreciate Crewe Town Council have limited resources and cannot support such a route - pressure on local bus companies and Cheshire East Council to ensure some of the most deprived areas of the UK are not cut off from public transport links and have accessibility to major resources as well as the Council's objectives to reduce car dependency.