

**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

15<sup>th</sup> April 2024

**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 22<sup>nd</sup> April 2024. 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 18<sup>th</sup> March 2024
- 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 2.00 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:** 24/1358N  
**Proposal:** Extension to the rear for Disabled person use together with minor internal and external alterations. This extension is not just for today's use but for future use as the young disabled child grows up additional lift equipment will need to be as and when necessary. Also included are some minor alterations inside that the family currently needs and some modernization. All these works are for the safety and comfort of the disabled person and for help of the parents during everyday living  
**Location:** 15, HENDON CLOSE, CREWE, CW1 5YG

**Application No:** 24/1249N  
**Proposal:** Internal Alterations from C3(a) to C2 and Staff Office. Single Flat on First Floor and Shared Facilities Between Downstairs Bedroom and Office  
**Location:** 44, CATHERINE STREET, CREWE, CW2 6HE

**Application No:** 24/1271N  
**Proposal:** Application for change of use of the property from C3 to C4 House of Multiple Occupation - remove the external staircase and the use of roof terrace and return the external elevations back to their original appearance.  
**Location:** 180, NANTWICH ROAD, CREWE, CHESHIRE, CW2 6BP

**Application No:** 24/1341D  
**Proposal:** Discharge of conditions 9, 10 and 11 on approval 23/2225N: 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

**Application No:** 24/1210N  
**Proposal:** Erection of 7 dwellings (Use Class C3), including pedestrian access, drainage, landscaping and associated infrastructure.  
**Location:** Land at 332, WEST STREET, CREWE

**Application No:** 24/1199N  
**Proposal:** The proposal is for the construction of 3 dwellings consisting of 2 3 bedroom semi detached properties and 1 Detached 3 bedroom bungalow. The bungalow is to be situated on land that was previously used as a working garage, but not for several years.  
**Location:** 111, STEWART STREET, CREWE, CHESHIRE, CW2 8LX

**Application No:** 24/1185N  
**Proposal:** Installation of a new ASHP within an existing fenced compound  
**Location:** Crewe Lifestyle Centre, MOSS SQUARE, CREWE, CW1 2BB

**Application No:** 24/1125N  
**Proposal:** Change of Use from Use Class C3 to a Children's Home Use Class C2  
**Location:** 257, WALTHALL STREET, CREWE, CW2 7LE

**Application No:** 24/0397N  
Proposal: Remove glazed conservatory and build extension at the rear of semi detached dwelling. This will form disabled persons facilities at ground floor level and provide sleeping quarters, ablutions and wheelchair access to existing dwelling, new facilities and rear garden.  
Location: 41, BARTHOMLEY CRESCENT, CREWE, CW2 8TP

**Application No:** 24/1390N  
Proposal: Single storey rear extension  
Location: 11, NUTFIELD AVENUE, CREWE, CW1 3RU

**Application No:** 24/1259N  
Proposal: Demolition of existing building & the erection of five townhouses and ancillary works  
Location: 37 , Stafford Street, Crewe, Cheshire East, CW1 3DU

**Application No:** 24/1279N  
Proposal: Non-Material Amendment to 21/4382N - Demolition of existing buildings and erection of a residential development (Use Class C3) alongside a care home (Use Class C2) with associated access, parking, landscaping and infrastructure  
Location: Hunters Lodge Hotel, 296, Sydney Road, Crewe, CW1 5LU

**Application No:** 24/1225D  
Proposal: Discharge of Condition 12 on approval 21/4434N for Reserved Matters application following Outline application 15/1537N for a mixed use development  
Location: Land to the West of DAVID WHITBY WAY, WESTON

**Application No:** 24/1266N  
Proposal: The proposed application is for the erection of temporary 2000mm high block & mesh fencing to the perimeter of leveled ground adjacent to Victoria Street & Queensway and following boundary line to newly constructed access road leading from Victoria Street to Delamere Street.  
Location: Royal Arcade, Land bounded by Victoria Street, Queensway, Delamere Street and Lawrence Street, 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 Cheshire East Local Plan review consultation ([here](#))
  - 8.2 Street Trading Application - Victoria's Bakery Ltd
  - 8.3 Proposed Double Yellow Lines - Coronation Street, Crewe
  - 8.4 Revised Licencing Policy ([here](#))
  - 8.5 Cheshire East Highways' response to Delamere Street correspondence

- 9** To note correspondence associated with planning enforcement
  - 9.1 Brooklyn Street, CW2 7JF
  - 9.2 Furnival Street, CW2 7LH
  
- 10** To note the proposed date of the next meeting of the Planning & Environment Committee is 20<sup>th</sup> May 2024 at 6pm.



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**CREWE**  
TOWN COUNCIL

**MINUTES of the meeting held 18<sup>th</sup> March 2024**

In attendance: Cllr Lena Hogben  
Cllr Toni Mortimer  
Cllr Dennis Straine-Francis

Cllr Steve Hogben  
Cllr Kevin Murray

Cllr Marilyn Houston  
Cllr John Rhodes

**PL/23/9/1** To receive apologies for absence  
Cllr Messent

**PL/23/9/2** To note declarations of Members' interests  
None

**PL/23/9/3** To confirm and sign the minutes of the Planning Committee meeting held on 12<sup>th</sup> February 2024  
**RESOLVED:** That the minutes are approved as a true record of the meeting

**PL/23/9/4** 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

**Application No: 24/0549N**

Proposal: Conversion of the loft area to form 3rd floor bedroom

Location: 18 , Somerville Street, Crewe, Cheshire East, CW2 7NR

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

- i. The proposal is for 2 additional bedrooms (not one as per application)
- ii. The proposal represents overdevelopment of the traditional terraced house
- iii. It is unclear if the proposals provide adequate headroom within the loft accommodation to meet minimum housing standards
- iv. There is no identified safe egress from the loft accommodation in the event of an emergency (eg fire)
- v. The proposals provide for poor standard and cramped accommodation that may not meet the minimum technical housing standards.
- vi. There is inadequate detail within the application documents.

**Application No: 24/0876N**

Proposal: Internal alterations & fit out to provide British Heart Foundation retail unit including new illuminated fascia signs and non illuminated fascia sign

Location: UNIT A, MARKET CENTRE, CREWE, CW1 2NG

No comments

**Application No: 24/0877N**

Proposal: Advertisement Consent for illuminated fascia signs and non illuminate fascia sign

Location: UNIT A, MARKET CENTRE, CREWE, CW1 2NG

No comments

**Application No: 24/0786N**

Proposal: Certificate of lawful development for proposed recladding of existing premises and new UPVC windows in white.

Location: Jaymar Packaging, FIRST AVENUE, CREWE, CW1 6BG

No comments

**Application No: 24/0742N**

Proposal: Prior approval application of single storey rear extension extending 3.55m from the rear elevation, max height of 3.46 and 2.50 to the eav with hipped roof

Location: 107, LANSDOWNE ROAD, CREWE, CW1 5LL

No comments

**Application No: 24/0734N**

Proposal: Lawful Development Certificate for a proposed single storey extensior the rear

Location: 11, FRANKLYN AVENUE, CREWE, CW2 7NF

No comments

**PL/23/9/6** To consider making responses to any urgent planning application consultations that have arisen since this agenda was published

**Application No:** 23/0539N

**Proposal:** Full planning permission for Units 1-3 comprising a mix of Class B2 / E(g) light industrial / manufacturing and B8 warehousing & distribution uses and ancillary areas, together with access, car parking provision, landscaping (including buffers, habitat parks, nature trails), sustainable drainage features (ponds, swales and raingardens), ecology enhancements (wet meadows, woodland planting, wildflower grassland and other associated works and infrastructure proposed within northern part of the site, within the curtilage of Units 1 - 3).  
Outline planning permission for the southern part of the site comprising a mix of Class E(g)(i) offices, B2 / E(g)(iii) light industrial / manufacturing & B8 warehousing & distribution uses, with all matters reserved including (access, appearance, landscaping, layout and scale) together with works and infrastructure associated with the southern part of the site.

**Location:** Land in the Western Part of Basford East, Crewe

**The committee commented that:**

- i. Net biodiversity gain of 0.29% represents a bare minimum based on desk top calculations, which does not fulfil the intent of ensuring benefit as it provides close to zero margin for error. Net biodiversity gain should evidence surety that the development's associated provision will be greater than is being displaced
- ii. The provision of swift boxes would support a local initiative to retain and grow the local population
- iii. The committee was unable to identify sustainable energy production on site from the roof plans (eg PV panels), which does not support the planning authority's policies or recognition of the climate crisis.

**Application No:** 24/0902N

**Proposal:** Proposed car park at/adjacent Electra House, Electra Way, Crewe.

**Location:** ELECTRA HOUSE, ELECTRA WAY, CREWE, CHESHIRE, CW1 6GL

**RESOLVED:** That the committee seeks a more pragmatic proposal that provides a more sustainable approach (noting and supporting the comments submitted by the resident at Bedford Gardens):

- i. The proposals do not provide for net biodiversity gain, which is contrary to Cheshire East Local Planning policy
- ii. The removal of mature trees is not supported and does not meet the planning policy requirements of the local planning authority
- iii. The proposals are contrary to active and sustainable planning policies
- iv. There is inadequate provision for EV charging
- v. There is inadequate provision for safe and secure under cover cycle storage
- vi. The proposals do not address the planning authority's adopted SUDS strategy and policy
- vii. The proposal should address the associated local planning policies relating to public transport provision and active travel.

**Application No:** 24/0767N  
**Proposal:** Certificate of proposed lawful use for putting garden fence in my legal boundary. And I do not see I violate any laws or regulations.  
**Location:** 2 , Green Field Way, Crewe, Cheshire East, CW1 4SS

No objection, but the committee seeks that the proposals do not contravene the principal planning consent and conditions for that site such that enclosures and boundary treatments meet the intent of the development's design principles (such as a verdant appearance) and statement, the estate's planning approval and any associated registry covenants.

**Application No:** 24/0969N  
**Proposal:** Rear single storey kitchen and bathroom extension with flat roof  
**Location:** 3, WALDRONS LANE, CREWE, CW1 4PT

No comments

**Application No:** 24/0998N  
**Proposal:** Removal of the existing cladding/ building signage to the showroom w new cladding/ signage zones proposed external works to uplift the current provision of car parking spaces.  
**Location:** Swansway Jaguar Crewe, BESWICK DRIVE, CREWE, CW1 5NP

**RESOLVED:** That the committee objects to the proposals on the following grounds, seeking a more sustainable proposal:

- i. Removal of trees with no provision for added benefit
- ii. Lack of arboricultural statement or report

**PL/23/9/7** To note responses submitted under delegation since the previous meeting

**Application No:** 24/0525N  
**Proposal:** Single storey rear extension.  
**Location:** 35, HOLLAND STREET, CREWE, CW1 3TT

No comments

**PL/23/9/8** To note and/or consider correspondence, consultations, planning policy circulated by the planning authority (Cheshire East Council) and member items  
 8.1 Cheshire East Crossings Strategy Consultation  
 The consultation is closed

8.2 Walking/Cycling Route through Crewe

**RESOLVED:** That the council makes contact with Cheshire East Council Air Quality team to seek clarity on the current air quality strategy and action plan; current readings and levels of air quality; and impacts on health inequalities, with the findings to be reported to this committee at its next meeting for consideration of next steps.

8.3 Town And Country Planning Act 1990 – Section 247 Proposed stopping up of highway at Cross Street, Crewe CW2 7BN

No comments



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

9.1 Application No: 23/00190E

Nature of problem: Erection of a canopy

Location: 43A, HIGH STREET, CREWE

9.2 - 5 Buchan Grove – registered with Cheshire East Planning Enforcement

9.3 - Rainbow Street – completion of works associated with development

The updates were noted

**PL/23/9/10** To note the proposed date of the next meeting 22<sup>nd</sup> April 2024 at 6pm.

Meeting closed 7.18pm

Chair Cllr John Rhodes

Clerk P Turner

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## Local Government (Miscellaneous Provisions) Act 1982 – Schedule 4

### APPLICATION FOR A STREET TRADING CONSENT

**I/We HEREBY MAKE APPLICATION** for the (grant) (renewal) of a Street Trading Consent in accordance with Section 3 and Schedule 40 to the Local Government (Miscellaneous Provisions) Act 1982.

Personal Details: Applicant No. 1

Surname	Stockton		
First Name(s)	Victoria		
Home Address	175A minshull new road		
Postcode	Cw1 3pw	Date of Birth	13/12/1993
Home / Mobile Telephone Numbers	07738333394		
Email Address	v.young93@hotmail.co.uk		

Personal Details: Applicant No. 2

Surname	Stockton		
First Name(s)	Sean		
Home Address	175A minshull new road		
Postcode	Cw1 3pw	Date of Birth	17/05/1992
Home / Mobile Telephone Numbers	07834591492		
Email Address	s.stockton92@hotmail.com		

**Do you intend to trade from a fixed pitch or roam an approved area?**

**Fixed Pitch (see sections 13-17)**

**Roaming (see sections 23-27)**

**Trading Location Details (Fixed Consent):**

Trading Site (give street name and precise location including map)	173 minshull new road Tom lesters garage CW1 3PW
Trading Name (if applicable)	Victoria's bakery ltd
Trade Days	Mon-Friday
Trade Times	7:30-5pm
Goods to be Sold – state type, standard and method of presentation of goods	Slow cooked meat sandwiches. Coffee and cakes James

**Trading Location Details (Roaming Consent):**

Trading Site (give Area eg Sandbach or Macclesfield etc and provide details of the route to be undertaken)	
Trading Name (if applicable)	
Trade Days	
Trade Times	
Goods to be Sold – state type, standard and method of presentation of goods	

**Vehicle / Stall / Unit Details:**

Type of vehicle / stall / unit	Box trailer
If mobile unit, state vehicle registration number	
Vehicle / stall / unit - height	2.7m

Vehicle / stall / unit - width	2.3m
Vehicle / stall / unit – length	3.7m
Address of base used for storage of goods for sale	175A minshull new road Crewe Cw1 3PW
Details of refuse storage and disposal	Commerical bin and recycling

Have you ever been refused a Street Traders Licence or Consent by this or any other local authority? If yes, give dates and details YES / NO

NO

Do you intend to engage assistants, if yes, please state how many 1

I declare that to the best of my knowledge and belief, the answers given are true and I realise that information disclosed in this application form may be made available to other authorised agencies.

If a Consent is granted, I undertake to comply with the conditions attached to the grant of the licence, and also comply with the Food Safety Act 1990, where appropriate, and to any Regulations made thereunder.

Applicant No. 1

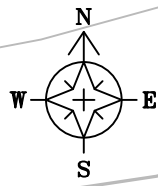
Signed: Vicky stockton Date: 9/04/2024

Applicant No. 2

Signed: Sean stockton Date: 9/04/2024

**These data sharing exercises will satisfy data protection and human rights principles. For further details see [www.cheshireeast.gov.uk/nfi](http://www.cheshireeast.gov.uk/nfi) or telephone the Council on 0300 123 5500.**

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Agenda Item 8.3

Elm Dr

KEY:



Installation of new road marking - double yellow lines



Existing road markings to be refreshed - school keep clear

CORONATION STREET

SCHOOL

KEEP

CLEAR

Ph/Rev	Revision Details	Rev by	Date
Contact Name: Amy Steedman			
Tel:0300 123 50 20		Date:March 2024	
Drawn by: A. Steedman			
Checked by: <i>[Signature]</i>			
Approved by: <i>[Signature]</i>			
Drawing Status: Consultation			
Scales at A3: 1:200			Sheet 1 of 1
Drawing No: C23015-RJ25-CEH-LTR-ZZ-DR-D-950001			Phase/Rev: P01



Project:

Sir William Stanier

Proposed Double Yellow Lines

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THIS IS A COLOUR PLAN.

cheshireeasttraffic@cheshireeast.gov.uk

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

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Agenda Item 8.5

[OFFICIAL] RE Delamere Street, Crewe - 10059614

Dear Clerk

Thank you for your email setting out your concerns on the safety of the recently completed Delamere Street one way system.

We can advise that all highway improvement schemes must undergo a , stage2, safety audit during their development as well as, a stage 3 safety audit, once a scheme has been constructed.

To that end we can confirm we are currently waiting for the stage 3 safety audit to be undertaken on the completed scheme. The findings of stage 3 safety audit will inform whether changes to the road layout are needed in order for us to ensure the scheme is following all regulations and safety criteria.

Please be assured that we have shared the details of your concerns with our road safety team leads, who undertake our Road Safety Audits.

We trust this information is helpful to you.

Yours sincerely

**Customer Service Officer**

**Customer Experience Team | Traffic & Design**

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**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-Mar-2024**

Application No: **24/00071E**  
Nature of **Material change of use from C3 dwelling to HMO**  
problem:  
Location: **34, BROOKLYN STREET, CREWE, CW2 7JF**

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 the property was being used as a House in Multiple Occupation (HMO). This was without planning permission.

Following receipt of the concerns, I visited the site and examined what had taken place. I examined the inside of the property and noted that it was being used as a 4 bed HMO.

From an examination of the Council's records, the property has been in use as a HMO since 2016. As a period of more than 4 years has elapsed, the development is immune from any enforcement action the Council could have considered.

On this basis, I am satisfied that there is no breach of planning control. The case will not be progressed further and will be closed.

Thank you for bringing the matter to the attention of the Council and I hope you are satisfied with the outcome of my investigation.

Yours sincerely

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