

**Crewe Town Council**

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Crewe Cheshire  
CW12DL

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**CREWE**  
TOWN COUNCIL

**13<sup>th</sup> May 2024**

**To: Members of the Planning Committee**

Dear Councillor,

You are summoned to attend the meeting of the **Planning & Environment Committee** to be held at 6:00pm on 20<sup>th</sup> May 2024. The meeting will be held at the **Crewe Town Council Offices, 1 Chantry Court, Crewe, CW1 2DL**.

Yours sincerely,

Peter Turner  
Town Clerk  
Crewe Town Council

**Agenda**

- 1** To elect the committee Chair and Deputy Chair for 2024/25
- 2** To receive apologies for absence
- 3** To note declarations of Members' interests
- 4** To confirm and sign the minutes of the Planning Committee meeting held on 22<sup>nd</sup> April 2024
- 5** 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.

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

**Application No: 24/1500N**

Proposal: Change from office space to C3 residential unit. No external alterations are required as part of the works.

Location: 1, MILL STREET, CREWE, CW2 7AE

**Application No: 24/1409N**

Proposal: Full planning application for residential development comprising 20 dwellings, with associated landscaping and infrastructure.

Location: Land to the west of DAVID WHITBY WAY, adjacent to Croatia Mill Farm.

**Application No: 24/1222N**

Proposal: Division of exiting retail unit into three units at ground floor and the part conversion of storage space at first floor to accommodate 4nr residential apartments, to include alterations to existing shop frontage to provide access to retail space and residential accommodation from Market Street

Location: 61-67, MARKET STREET, CREWE, CW1 2EY

**Application No: 24/1529N**

Proposal: Proposal for the installation of two rapid electric vehicle charging stations and ancillary equipment within the car park of McDonalds on Macon Way in Crewe. Two existing parking spaces will become EV charging bays.

Location: Mcdonalds Restaurants Limited, MACON WAY, CREWE, CHESHIRE, CW1 6DR

**Application No: 24/1321N**

Proposal: Additional residential accommodation comprising static mobile home and dayroom

Location: Orchard Meadows, GROBY ROAD, CREWE, CW1 4ND

**Application No: 24/1559N**

Proposal: Installation of new digital communications kiosk and ancillary digital advertisement.

Location: Pavement O/S 66A Nantwich Rd, Crewe CW2 , Pavement O/S 66A Nantwich Road,, Crewe, CW2 6AL

**Application No: 24/1626N**

Proposal: Amendment of previous approval 21/2434N for construction of single storey side and rear extension

Location: 36, FRANK WEBB AVENUE, CREWE, CW1 3NH

**Application No: 24/1607N**

Proposal: Installation of a new roof mounted air source heat pump to replace existing gas fired boiler plant serving the LTHW heating system.

Location: LYCEUM THEATRE, HEATH STREET, CREWE, CHESHIRE, CW1 2DA

**Application No: 24/1608N**

Proposal: Installation of a new roof mounted air source heat pump to replace existing gas fired boiler plant serving the LTHW heating system.

Location: LYCEUM THEATRE, HEATH STREET, CREWE, CHESHIRE, CW1 2DA

**Application No:** 24/1702N

**Proposal:** Front Extension to existing dwelling. Resubmission of current planning approval 21/2522N to prevent a lapse of planning approval prior to starting the development.

**Location:** 9, AVON DRIVE, CREWE, CHESHIRE, CW1 5NJ

- 7** To consider making responses to any urgent planning application consultations that have arisen since this agenda was published
- 8** To note responses submitted under delegation since the previous meeting  
None
- 9** To note and/or consider correspondence, consultations, planning policy circulated by the planning authority (Cheshire East Council) and member items
  - 9.1 Proposal to include SEN unit for KS1 and 2 at Leighton Primary Academy for 20 pupils ([here](#))
  - 9.2 Royal Arcade future uses.
- 10** To note correspondence associated with planning enforcement
  - 10.1 Furnival Street
- 11** To note the proposed date of the next meeting of the Planning & Environment Committee is 24<sup>th</sup> June 2024 at 6pm.

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## REPORT STATEMENT

Meeting: Planning & Environment Committee 20/5/24  
Report Purpose: To consider the perspective of the committee with regards to the Royal Arcade open space  
Version Control: v1  
Author: Clerk

### 1. Report Summary

The report considers the currently vacant open space at the Royal Arcade development site following completion of works at the bus station and multi-storey car park (MSCP).

### 2. Background

Cheshire East Council has progressed a regeneration agenda to redevelop former retail and leisure units at the Royal Arcade site as well as the previously out dated bus station and associated public realm.

In this process, the intent was initially to deliver a leisure and F&B led approach to new units at the Royal Arcade following the development of the new bus station and MSCP. During that time the town centre commercial property market changed and interest in a new Royal Arcade could not be generated, leaving a demolished cleared site of approximately 0.8ha with no anticipated use or meaningful commercial interest expressed.

### 3. Position

Cheshire East Council has expressed that they would like to find meanwhile uses for the land, but have been unable to progress this at this stage. The current proposal is to seed the site for grass and await interest.

In the context of Crewe town centre, we have an increasing town centre residential population and the Cheshire East planning processes indicate that intent to increase provision for town centre living, with new units planned on Chester Street and potentially other sites nearby.

The town centre does not have any outdoor park or play facilities or open green space amenity other than small pockets of land (such as Jubilee Gardens), which means that development of town centre living without access to green space will provide poor amenity for current and future residents.

Additionally, the provision of green spaces within urban areas reduces the heat island effect, boosts biodiversity and improves opportunity for physical and mental well being. Whilst the provision of green spaces in town centres is supported in planning terms by the Local Government Association (LGA) in supporting resilient, sustainable and attractive town centres and high streets.

## Agenda Item 9.2

At this time there is no formalised plan for the Royal Arcade vacant site and consideration would be timely for a formal position of this council, through recommendation of this committee, as to the preferred outcome for the space, whether that be its entirety or in part.

Should a commercial use come forward for the site, it is anticipated it would be partial use as there has been no indication of full use of the site. This makes the provision of open green space the most likely outcome in the short to medium term and it is its onward provision that may require some thought.

### 4. Equality Impact

Delivery of all council projects and activities are within the council's equality and diversity policy as well as in compliance with national regulation and legislation

### 5. Sustainability Impact

Economic: The provision of public open green space will improve the town centre shared space experience and support local businesses.

Social: The provision of public open spaces benefits residents, visitors, workers and provides a social leisure amenity space for mental and physical wellbeing.

Environmental: The provision of a diverse green space will support biodiversity as well as providing sustainable drainage as a porous surface in an urbanized environment.

### 6. Community Impact

The provision of greenspaces is of significant community benefit

### 7. Governance

Crewe Town Council Corporate Strategy

Localism Act 2011

Town & Country Planning Act 1954

### 8. Financial Impact

At this time there are no financial considerations for Crewe Town Council, although it may be of benefit to consider in the future adding value to the space with additional features and facilities as well as maintenance regimes.

### 9. Resource Impact

Officer time to engage with Cheshire East Council

### 10. Consultation/Engagement

Ongoing engagement and potential consultation for any formal changes to the use of the land

### 11. Wards Affected

Crewe Central (although of benefit to all wards)

12. Conclusions

- i. That the provision of significant greenspace in the town centre would be of social and economic value for Crewe
- ii. That the provision of open greenspace of scale in the town centre will support biodiversity and sustainable drainage
- iii. That the potential to use the space for events, activities, market, fairs or other temporary leisure uses would be of value.
- iv. That leaving the space in limbo until a future may or may not be found is a negative approach

13. Consideration Sought

Members may seek to recommend to council a formal corporate policy position similar to the following:

That, in the understanding that Cheshire East Council has been unable to secure a future purpose for the Royal Arcade land, Crewe Town Council supports the provision of a community greenspace park at the former Royal Arcade for the benefit of the community and town centre and that additional recreational and amenity facilities at the site would add value to the town centre, its regeneration and those living and working there.

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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: **01-May-2024**

Application No: **24/00230E**  
Nature of **Land adversely affecting amenity**  
problem:  
Location: **70, FURNIVAL STREET, CREWE, CW2 7LH**

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 in poor condition which was harmful to the amenity of the surrounding area.

Following receipt of the concerns, I visited the site and examined what had taken place. I found that whilst the front of the property was in satisfactory condition, the rear was not.

As the rear of the property is not visible from the public realm, it is not expedient to take action because it fails to meet the requirements of Section 215 of the Planning Act. Nevertheless, I have referred the case through to Environmental Protection and asked them to contact you directly.

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)**

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