

Crewe Town Council: Planning & Environment Committee

Crewe Town Council

1 Chantry Court Forge Street Crewe Cheshire
CW1 2DL

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CREWE
TOWN COUNCIL

To: Members of the Planning & Environment Committee

3rd February 2025

Dear Councillor,

You are summoned to attend the meeting of the **Planning & Environment Committee** to be held at 6:00pm on 10th February 2025. 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 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 13th January 2025
- 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 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:

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| 24/5021/FUL | Delamere House, Delamere St, Crewe, CW1 2JZ | The work consist of formation of rear staff entrance doors and the installation of low level air conditioning condenser units within security cages. Works compliment internal alterations to the Ground Floor to form new Committee Suite and Meetings Rooms, Reception and the relocation of Family Safeguarding / Interview Rooms. |
| 24/5138/ADV | Carpetright, 7 Grand Junction Way, Crewe, Cheshire East, CW1 2RP | Advertisement consent for new signage to existing signage zones. New 2no high level flex face signage to front elevation. New 1no aluminium box signage to front elevation. New 1no high level flex face signage to rear elevation |
| 25/0079/CLEUD | Certificate of Lawful Use / Development - Existing | Certificate of existing lawful use for continue the use of the property as a 4 person use class C4 small House in Multiple Occupation (HMO). |
| 24/4968/FUL | Breedon House Edleston Road, Crewe, Cheshire East, | Full planning application for the remodelling, extension and part change of use of Breedon House and Regency Court, Crewe CW2 7EA to accommodate new residential development with associated access, private and communal amenity space, refuse and cycle storage |

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| 25/0003/FUL | 21 Victoria Street, Crewe, Cheshire East, CW1 2HF | Harvey & Thompson would like to remove the existing flat shop front and central entrance door and fit a new full glazed angled shop front with a recessed porch to the right hand side. This would give one large display area instead of two small ones and the deeper recessed porch would allow for a much shallower ramped entrance into the sales area. The existing signage, shutter and pilasters are being retained. |
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| 24/5176/FUL | Crosville Social And Working men's Club Chester Street, Crewe, Cheshire East, CW1 2LB | Demolition of building and use of site as a temporary car park |
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- 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 and member items
- 9 To note correspondence associated with Cheshire East Council regarding planning enforcement and planning issues.
 - i. 24/2330N - 303 Nantwich Road, Crewe, Cheshire East, CW2 6PF - Certificate of lawful use as a Residential Children Home.
- 10 To receive an update on the progress of the Crewe Conservation Area Appraisal project.
- 11 To note the proposed date of the next meeting of the Planning & Environment Committee is 17th March 2025.

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CREWE
TOWN COUNCIL

MINUTES of the meeting held 13th January 2025

In attendance: Cllr Lena Hogben Cllr Steve Hogben Cllr Toni Mortimer
 Cllr Kevin Murray Cllr John Rhodes

PC/24/7/1 To receive apologies for absence
Cllrs Marilyn Houston, Cllr Straine-Francis & Jamie Messent

PC/24/7/2 To note declarations of Members' interests

Cllr Mortimer declared a pecuniary interest in agenda item 9.5 and took no part in the discussion.

PC/24/7/3 To confirm and sign the minutes of the Planning Committee meeting held on 18th November 2024

RESOLVED: That the minutes are approved as a true record of the meeting

PC/24/7/4 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

PC/24/7/5 To consider making a response to the following planning applications:

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| 24/4866/FUL | Bombardier, Bombardier Transportation West Street, Crewe, Cheshire East, CW1 3JB | Alstom Manufacturing Company currently stores its stock on-site, which is exposed to the outside environment and visible from the residential areas to the north, south, and west. To address this concern, we propose a portal frame building that will securely house the stock, effectively shielding it from view and protecting it from environmental exposure. The proposal involves a portal frame building classified under Use Class B8, located at West Street, Crewe, CW1 3JB. The structure will encompass an area of 975 sqm and will feature a steel portal frame with a mono-pitch roof. To enhance its modern aesthetic while ensuring it harmonizes with the surrounding environment, the exterior will be clad in metal with a gradient color finish. This design not only provides functional benefits but also contributes positively to the visual landscape of the area. |
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No comments

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| 24/5014/PRIOR-11B | Old Manweb Depot Electricity Street, Crewe, Cheshire East, CW2 7EW | Prior Approval for proposed demolition of the old Manweb depot building |
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RESOLVED:

It was noted that the council has been seeking a conservation area review and management plan in place for Crewe, which the council has progressed but awaits planning authority support, and that such a conservation area would have provided far greater protection for sites such as this. Additionally, that, whilst the committee understands the site is in a poor condition and the reuse of the structures would be economically challenging, the committee seeks the following considerations:

- i. The buildings are of significant local interest and value, being that the street location derives its identity from these heritage buildings
- ii. That the continual erosion of Crewe's heritage is unsustainable and leads to a devaluing of the town's built heritage
- iii. The emerging Crewe Conservation Area Review identifies the site within the Ladder Streets Character Area.
- iv. The buildings hold significant local interest and heritage architectural features.
- v. That, should demolition be approved by the planning authority, it must be carried out sensitively to ensure the retention of the decorative and character brickwork features, and specifically the semi-circular Electricity Works motif.
- vi. That it must be conditioned that the site owner and/or the developer will ensure that these features are retained, relocated to the Heritage Centre and reinstated for display at their cost and to the agreement of the Crewe Heritage Trust.

- vii. That on completion of the development of the site interpretation will be installed and retained in an accessible location to display the history of the site.
- viii. That the Crewe Heritage Trust, Crewe Town Councillors and Heritage Officers are invited to site prior to demolition to help ensure local record keeping and social history retention.

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| 24/5081/CLPUD | 18 Firbeck Gardens, Crewe, Cheshire East, CW2 8UP | Lawful Development Certificate for proposed change of use from C3 (Dwellinghouses) to C2 (Residential Institutions) |
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No comments

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| 24/2532N | Land At And To The North Of 138, Sydney Road, Crewe, | Variation of condition 1 - approved plans on application 21/1098N. |
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The committee repeated its comment to the effect that the proposals must meet the planning authority's flood risk management scrutiny and be supported by the associated appropriate flood risk officer within Cheshire East.

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| 24/4816/FUL | Land Between Jubilee Gardens Park, Off Hightown / Victoria Street, And Jubilee House , Crewe, | The development will see the existing planting bed and ancillary items (Paving, seating, Light Columns, any grassed areas, Trees T1 & T2) removed within the development area. The space will be replaced with a new Multi-Use Games Area sports court, including 3G Turf surface, 3m High Fencing, Netting Structure for the Roof and Floodlighting. The Sports Court will be a locked, managed facility to allow community activities by the management organisation. For continued access / egress throughout the wider Jubilee Gardens site, a 1.25m path will be installed around the MUGA fencing. |
|-------------|---|--|

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

- i. The siting is inappropriate and will result in loss of amenity for adjoining and nearby residences due to noise and potential ASB due to the lack of oversight and visibility when not in use.
- ii. That the location is unviable and ASB will lead to degeneration of the site and impact on town centre regeneration
- iii. That the Royal Arcade wasteland is a far more appropriate location, being visible and more accessible for the wider community.

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| 24/4783/FUL | 147 Nantwich Road, Crewe, Cheshire East, CW2 6DF | Proposed change of use from Class Use E to Class Use F1 |
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No comments

PC/24/7/6 To consider making responses to any urgent planning application consultations that have arisen since this agenda was published

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| 24/4872/FUL | 131 West Street, Crewe, Cheshire East, CW1 3HH | Proposed to join 131-133 West Street in to one building that will be used for commercial space |
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The committee expressed concern that the large rear extension will lead to the loss of amenity for adjoining residences through to loss of light due to the scale, massing and potential overbearing nature of a structure of that scale.

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| 24/4904/FUL | The Salvation Army, Crewe Citadel Prince Albert Street, Crewe, Cheshire East, CW1 2DF | Proposed installation of a new set of double doors and 3 new windows into the elevation fronting onto Chester Street Crewe. |
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No comments

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| 24/5091/ADV | Swansway Jaguar Crewe Beswick Drive, Crewe, Cheshire East, CW1 5NP | 1 off freestanding illuminated Post Sign 1 off illuminated fascia Sign 1 off freestanding non illuminated Directional sign |
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No comments

PC/24/7/7 To note responses submitted under delegation since the previous meeting (circulated)
Noted

PC/24/7/8 To note and/or consider correspondence, consultations, planning policy and member items
8.1 Review Crewe Town Council's Planning Policy
8.2 Review Crewe Town Council's Planning Protocol
RESOLVED: That the policies are reviewed and retained.

PC/24/7/9 To note correspondence associated with Cheshire East Council regarding planning enforcement and planning issues.
9.1 Eaton Street/ Market Street
Noted
9.2 189/191 Nantwich Road planning ref 23/3073N
Noted

9.3 Bin storage Victoria Street, Crewe

Noted

9.4 Report of dwelling in garden outbuilding.

Noted

9.5 24/2330 Nantwich Road

Noted and awaiting a response from Cheshire East, which will be reported to the next meeting of the committee.

PC/24/7/10 To note the proposed date of the next meeting of the Planning & Environment Committee is 10th February 2025.

Meeting closed 7.16pm

Chair Cllr John Rhodes

Clerk P Turner

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Agenda Item 9.i.

Relating to a planning decision of Cheshire East Council – planning ref: 24/2330N

Initial enquiry from CTC:

Email from the clerk 24/12/2024

With regard to the above referenced planning application, we note with concern that this application has been granted a lawful development certificate.

This is contrary to the guidance as we are advised and may form an action of maladministration. Crewe Town Council recorded its response to this submission identifying that the proposals required change of use to C2 due to the proposed material change to a commissioned institutional service provision establishment. This would be consistent with current practice and most recent examples (eg 24/1249).

We would be grateful for your return to consideration of this application and the necessary recourse to correct the issues we believe have been created.

Crewe Town Council may take further advice on this application if necessary and I respectfully suggest you advise the applicant accordingly.

Response from CEC planning 28/01/2025:

Thank you for your emails on this. Unfortunately Phillipa is unwell and unable to respond to your enquiry.

I have reviewed the officer's report and note that the Town Council's concerns were recorded and acknowledged. The report and decision notice sets out the Council's formal assessment and decision on this matter. I note that the case officer has referenced key case law and similar decisions by the Planning Inspectorate before arriving at the conclusion to grant a lawful development certificate. It appears that the Council has considered the key relevant points before making a decision. Each decision should be made on its own merits taking the specific circumstances of the site and taking into account relevant case law. I appreciate that the Town Council has reached a different view, but that is not a basis for concluding that there has been any form of

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maladministration. On the contrary, it appears to be a matter of professional planning judgement in this case.

I trust that this answers your enquiry on this matter.



REPORT STATEMENT

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| Meeting: | Planning & Environment Committee 10 th February 2025 |
| Report Purpose: | To provide an update on progress to develop a Conservation Area Appraisal and Management Plan for Crewe |
| Version Control: | v1 |
| Author: | Heritage Manager |

1. Report Summary

The report provides an update on the implementation of a Conservation Area Appraisal, which has been commissioned by this Council to create local planning policy to protect and enhance the built environment of Crewe.

2. Background

The Crewe Town Council Planning Committee identified that building conservation requires greater protection as representations made by the committee to the planning authority have not always been included within planning decisions and the town's built heritage remains at risk.

Crewe Town Council, through the Heritage Manager and local heritage groups, created an evidenced Locally Listed record of heritage building assets in the town to provide some initial recognition of the heritage buildings remaining in Crewe. This committee then sought to initiate a Conservation Area Appraisal to create greater protection for the built environment that would be enforceable within local planning authority planning policy.

Purcell UK was appointed to undertake a Conservation Area Appraisal and Management Plan (CAAMP) in November 2023. The process for completing this is broken down into four stages:

- Stage 1: Assessment Criteria
 - Define the criteria for assessment
 - Formulate a long list assessment area
 - Desktop research in relation to long list assessment area
 - Review to determine short list assessment area

- Stage 2: Appraisal of areas
 - Background research and historic development
 - Site visits to assess heritage value of short list assessment area
 - Defining of boundary

- Stage 3: Management Planning
 - Draft management plans

- Stage 4: Public Consultation
 - Public consultation events
 - Finalise CAAMP

A stakeholder group has been established to oversee the project. The group consists of the Chair of the Crewe Town Council Planning Committee, Cheshire East Council Conservation Officer for Crewe, the Chair of the Railway Cottages Association, the Chair of the Heritage Group, the Built Heritage representative for the Heritage Group and the Heritage Manager.

3. Position

Purcell UK has now completed Stage 2 of the project. Site visits were undertaken in January 2024 and further visits are expected in June. The report contains:

- A summary of special interest which details the justification for establishing a Conservation Area in Crewe.
- The historic development of Crewe, which highlights the different building phases within the town.
- A character assessment which considers the topography, geology, archaeology, important views, landmark buildings and spaces, townscape, public realm, building uses, scale and massing, materials and architectural types and details.
- Proposed character areas within the proposed boundary which detail the significance of specific phases / uses within Crewe's built heritage. This section also includes audits of heritage assets and issues or opportunities for the area.

The report has been reviewed with the stakeholder group, briefed to members and shared with Cheshire East Council. Purcell UK has now begun Stage 3 and is drafting proposed management plans.

Engagement with Cheshire East Council has indicated that they are not supportive of the extent of the finding and evidence provided by Purcell. Their perspective indicates a much higher threshold for consideration of protection in Crewe and their responses to the narrative and findings of the process have not been wholly positive. However, we have not been able to get detailed written considerations and guidance from Cheshire East as yet and this has led to a delay in progress. Purcell has provided additional information and evidence to help clarify the value of the built heritage in Crewe.

4. Equality Impact

The project will be delivered within the council's equality and diversity policy as well as in compliance with national regulation and legislation.

5. Sustainability Impact

Financial: The project is being delivered with an identified ear marked reserve (EMR) and is expected to have no further ongoing revenue costs.

Social: The project seeks to protect the built environment, which represents aspects of social history as well as civic pride.

Environmental: The delivery of the project is not anticipated to have an environmental impact. Management policies will seek to improve environmental sustainability within heritage buildings.

6. Community Impact

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Provision of enforceable conservation policies associated with the built environment will inform development in the town in consideration of built environment conservation.

7. Governance

Crewe Town Council Financial regulations

Crewe Town Council *A Heritage Strategy for Crewe*

Localism Act 2011

Town & Country Planning Act 1954, s51

Telecommunications Act 1984, s97

Planning (Listed Buildings & Conservation Areas) Act 1990

Crewe Town Council Corporate Strategy

GOAL 1: A TOWN TO LIVE IN

- Develop projects with legacy – providing a generational benefit to the town
- Develop Crewe- positive planning policies (in collaboration with the planning authority), seeking and providing the necessary data, information and business cases to ensure efficacy (eg Conservation Policies, Social Sustainability policies, Biodiversity Policies)
- Seek that improvements add to the sense of place and identity for Crewe, building civic pride – telling the story of Crewe through the public realm (eg murals and street names)

GOAL 3: A COMMUNITY WITH CIVIC PRIDE

- Recognise and promote the town's heritage.
- Through the planning process, seek to identify risks and threats to Crewe's built heritage.
- To make heritage a central, visible corporate theme within service delivery, including events and regeneration, recognising that the town council is the custodian and steward of the town's heritage on behalf of its residents and as such can demonstrate community leadership without seeking to control it.
- Use the planning system to preserve green open spaces and sightlines to key features.
- Support and actively progress the development of a conservation area review for Crewe and communicate its value and role in protection and development
- Continually seek to identify assets of heritage merit and to engage and work with those asset partners to improve access and visibility. In doing so, work towards finding sustainable futures, in partnership with asset owners, for heritage assets.
- Find ways wherever possible to tell the story of Crewe's heritage that is relevant to popular culture and linking it to today's community

8. Financial Impact

The council has an EMR of £70,000. The contract with Purcell UK is for £56,281.25.

9. Resource Impact

Officer time to oversee the project and maintain engagement with the planning authority.

10. Consultation/Engagement

The project includes community consultation.

11. Wards Affected

All.

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12. Conclusions

- i. That the Conservation Area Appraisal and Management Plan is underway with Stage 3 proceeding in line with the proposed schedule.
- ii. That the project will lead to enforceable planning policy to support the built environment conservation in Crewe.
- iii. That there may be a situation whereby the evidence and case built through this process requires influencing Cheshire East to support the value of the project, the findings and then progress the implementation.

13. Consideration Sought

None – report for noting at this stage with updates and engagement once the project progresses, but members may wish to consider how to progress this work with Cheshire East, potentially escalating it with colleague councillors at the planning authority.