

**WESTON AND BASFORD PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE
HELD 8th DECEMBER 2016**

PRESENT

Councillor J Cornell (Chairman)

Councillors J Chambers, J Densem, T Gill and P Grant

1. DECLARATIONS OF INTEREST

Members were invited to declare any interests which they had in any item on the Agenda.

Councillor J Cornell declared an interest in application 16/5744N: Proposed Store Englesea Brook Chapel.

Councillor P Grant declared an interest in application 16/5765N: Non material amendment to approved application 14/0841N- Residential development 4 detached houses - land off Spinney Drive, Weston.

2. MINUTES

RESOLVED: That the Minutes of the meeting of the Planning Committee held 13TH October 2016 be approved as a correct record and signed by the Chairman

3. PLANNING APPLICATIONS

(a) 16/5744N: Proposed Store Englesea Brook Chapel *

RESOLVED: That the following observations be submitted:-

The Parish Council considers that a sensitively designed building may possibly be acceptable in this location.

The application site abuts the Englesea Brook Conservation Area and is in close proximity to the Englesea Brook Chapel and Museum and the Hugh Bourne

Memorial both of which are Grade II listed. The site does in fact form an integral part of this complex. Access to the proposed building would be directly from the Conservation Area. Contrary to the applicant's statement in 3.0 (Consultation) of the Design and Access Statement the site lies within the Green Belt.

Any development in this location needs to be handled with extreme sensitivity. In this context, the submitted elevations and plan do little to sell the proposal – a stark, plain partially sunken flat roofed structure which admittedly has an eco-friendly treated roof.

Policy BE7 (Conservation Areas) of the Adopted Crewe & Nantwich Replacement Local Plan 2011 states that "A new building will not be permitted unless it would harmonise with its setting by being sympathetic on the scale, form and materials to the characteristic built form of the area, particularly the adjacent building and spaces".

The Parish Council considers that given the proximity of the Conservation Area and the fact that the site is in reality an integral part of it, these criteria are relevant in this instance. We question whether the proposal fulfils these aspirations?

The attention of the Local Planning Authority is drawn to the fact that a High-pressure Gas Main lies within 20 metres of the south of the site.

The proposal involves considerable excavation on its southern boundary. This abuts the garden of Autumn Rise. If a partially sunken structure is deemed acceptable in this location the occupier of this property should be fully consulted and the necessary precautions taken regarding stability.

Finally, the site is set at a level below Englesea Brook Lane at this point just where it forms a dangerous bend and the camber of the road slopes the wrong way. Numerous vehicles have skidded into the verge and hedge in attempting to negotiate this bend, particularly in bad weather. This could present a potential risk to a building sited immediately below the road at this point and certainly additional warning signs would be required to slow down the traffic. It may also be prudent to erect safety barriers to prevent any vehicles colliding with the structure and these could be screened by additional hedging.

The Parish Council is extremely concerned to learn from the paragraph in 3.0 of the applicant's Design & Access Statement that no response had been received from Cheshire East following a request for a pre-application meeting and the absence of this has resulted in the submission of the current application. In this context, the Parish Council has considerable sympathy with the applicant.

The Parish Council urgently requests that should the principle of a store in this location be considered acceptable in principle, then further discussions take place with the applicant to reach a more sympathetic solution – a building more in harmony with its surroundings and aesthetically more pleasing - before a decision is reached on the application.

NOTE: Councillor J Cornell declared an interest in this item, vacated the Chair and took no part in the discussion nor voted thereon.

(b) 16/5780N: Development of up to 5 dwellings, Snape Farm, Snape Lane

RESOLVED: That the following observations be submitted:-

Development must be confined to the footprint of the area of the site previously developed - brown field.

The indicative layout needs to be modified to prevent the potential for future access to the open land to the NE and NW of this site i.e. the stub end of the cul- de- sac should be redesigned to point SE towards Snape Farm only. As shown the potential exists to gain access to the Green Belt land to the NW.

As a further safeguard heavy planting should be required along the NW and NE boundaries to create a meaningful physical barrier to prevent future development onto this adjoining open land.

A suitably designed feature should be incorporated into the development to recognise the former Prisoner of War Camp Site

(c) 16/5765N: Non material amendment to approved application 14/0841N.
Residential development 4 detached houses - land off Spinney Drive, Weston.

RESOLVED: That no objection be raised.

NOTE: Councillor P Grant declared an interest in this application and took no part in the discussion nor voted thereon.

CHAIRMAN

*NOTE: The Committee considered requesting a "call in". Upon further investigation the advice received indicated that the more appropriate route would be for specialist technical officers to assess the merits of the proposal.