

**WESTON AND BASFORD PARISH COUNCIL  
MINUTES OF PLANNING COMMITTEE  
HELD 22ND JUNE 2017**

<b>PRESENT</b>	Councillor J Cornell (Chairman) Councillors A Kiddie and J Densem
<b>APOLOGIES</b>	Councillors J Chambers and T Gill
<b>IN ATTENDANCE</b>	Councillors J Chamberlain, T Eatough and M Jones 52 local residents

**1. APOINTMENT OF CHAIRMAN**

**RESOLVED:** That Councillor J Cornell be appointed to serve as Chairman until the next Annual Meeting of the Parish Council.

**2. DECLARATIONS OF INTEREST**

Members were invited to declare any interests which they had in any item on the Agenda. No declarations were made.

**3. MINUTES**

**RESOLVED: That** the minutes of the meeting held 15th March 2017 be approved as a correct record and signed by the Chairman

**4. PLANNING APPLICATIONS**

**(i) 17/2879N: 12 Cemetery Road Weston.**

Use of land for the stationing of caravans for residential purposes for one gypsy family pitch together with formation of hard standing and ancillary utility/day room and the retention of the existing permitted stables.

**RESOLVED** That the following comments be submitted:-

The Parish Council strongly objects to this proposal for the reasons set out below and urges the Local Planning Authority to refuse the application.

- The application Site lies outside the settlement boundary of Weston Village as defined both in the Crewe & Nantwich Replacement Local Plan 2011 (Policy RES4) and the emerging Neighbourhood Plan for Weston & Basford (Policy 7.1.4/7.1.5) which has now reached Examination Stage.
- The proposal lies within the Green Gap as defined in the Adopted Crewe & Nantwich Replacement Local Plan 2011 (Policy NE4) and lies within the Strategic Green Gap in the emerging Local Plan for Cheshire East (Policy PG4a). Within the Green Gap, Open Countryside Policy NE2 (Crewe & Nantwich Local Plan) and PG5 (Emerging Local Plan) applies – ‘development will only be permitted if it is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities

or statutory undertakers or for the uses appropriate to a rural area'. The Parish Council contends that the current proposal is contrary to these policies.

- The proposal is contrary to Policy RES13 of the Crewe & Nantwich Replacement Local Plan 2011 – 'Sites for Gypsies, Travellers and Travelling Show people'. Proposals for temporary or permanent gypsy caravan sites should satisfy the following criteria: They should not be in the Green Belt or Green Gap: they should not prejudice the amenity of the occupants of nearby properties: they should have good vehicular access which is suitable for large vehicles and caravans. The proposal does not satisfy any of these criteria.

- Guidance contained in Central Government's Planning Policy for Travelling Sites (Aug 2015) indicates that the proof of need for traveller accommodation is one of the material considerations in site selection. The application contains no evidence of any need for a gypsy site in this location, albeit for one family, which can relate to a significant number of individuals. There is no evidence that an evaluation has taken place of the availability of alternative plots on established permanent traveller sites within the southern half of the Borough.

- The site is accessed via a narrow-shared driveway separating numbers 8 and 12 Cemetery Road. Damage has already been caused to the boundary wall of 12 Cemetery Road by large vehicles accessing the site. This driveway is totally unsuitable to access the uses proposed in the current application. The amenities and quality of life enjoyed by the occupiers of both 8 and 12 Cemetery Road would be severely prejudiced if the proposal was approved.

- The site is very unsightly and has a history of problems relating to nuisance and amenity. It's extremely close to the rear of the dwellings 8 and 12 Cemetery Road and is overlooked by other dwellings in Cemetery Road. The indigenous, established population profile for this part of Weston Village is elderly. Advice on the Cheshire East Web Site relating to Planning Policies for Traveller Sites makes it very clear that the location of such sites should respect a number of factors including being a distance away from established residential properties to avoid community tension – between settled and traveller communities. This certainly applies in this instance. The location is totally inappropriate for the use proposed. If approved, given the history of the site, both residents and the Parish Council see this as the thin end of the wedge for additional gypsy caravans.

- The site immediately abuts the Weston Village Conservation Area: indeed, the proposed access to, and egress from the proposed site is from the Conservation Area. A use of this nature is not in any way compatible with the ethos of the Conservation Area.

Over 50 extremely concerned local residents attended the Parish Council Planning Committee Meeting which considered this proposal. The issue of potential tension between the nearby settled community and the proposed travelling family was overwhelming. Apart from the points outlined above, concerns ranged from amenity issues resulting from differing life styles, to the creation of blight in attempting to sell houses within the immediate vicinity of the proposed site, to the availability of school places and integration of traveller's children into the established school communities.

The Parish Council have requested the Local Ward Councillor to ask for the application to be called in for Committee consideration and that it be the subject of a Committee Site Inspection. The Parish Council along with local residents intend to address the Southern Planning Committee.

**(ii) 17/2978N: Beckwood House, Smithy Lane Weston.**

Single storey extension for grandparent annexe.

**RESOLVED:** That no objection be raised.

**(iii) 17/3020N: 29 Cemetery Road Weston.**

Proposed garage including dropping of kerb.

**RESOLVED:** That no objection be raised subject to the garage being used for domestic purposes only and there being no business use.

**(iv) 17/2851N: Phase 1 Basford East Land between A500 and Weston Road, Crewe.**

Co-op - release from legal obligations.

**RESOLVED:** That no observations be made.

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CHAIRMAN