

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 6TH NOVEMBER 2018

PRESENT	Councillor J Cornell (Chairman) Councillors J Chambers, J Densem and A Kiddie
APOLOGIES	Councillor T Gill

1. DECLARATIONS OF INTEREST

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

2. PLANNING APPLICATION

18/1073N Land off East Avenue, Weston.

Seeking consent for all of the outstanding reserved matters, with the exception of access which has already been approved on application 15/1552N.

RESOLVED: That the following comments be submitted:-

The Parish Council accepts that there have been considerable improvements to this layout since the original submission, particularly its interface with the existing dwellings in Fairview Avenue, Meadow Avenue and Mere Road.

Subject to the issues detailed below, which are largely of a technical as distinct from a policy nature, the Parish Council is satisfied that this scheme is now broadly acceptable and is prepared to remove its original objection.

- That the following measures are taken to further reduce the impact of the scheme on the amenities and quality of life of the occupiers of 25 and 27 Mere Road which are sited at a significantly lower level than the rest of the layout:
 - Discussion needs to take place as to the most appropriate form of boundary treatment between No. 27 and plot 40
 - A green area is shown on the layout plan between plot 40 and no 27, but this land is uncoloured on the open space layout. The Parish Council requests that this is included as part of the open space provision within the layout and not part of any residential curtilage, to ensure that an open aspect remains at the side of No 27.

- Confirmation is sought that there will be no footpath or cycle link at the side of No 27 and rear of the dwellings fronting the east side of Meadow Avenue, and that this area will form a part of the landscaped open space within the layout. Pages 9, 10 and 13 of the latest Design and Access Statement still indicates a footpath in this location.
- The Parish Council seeks clarification as to the mechanism through which the open space areas within the layout will be maintained. We also request that measures are taken to protect the mature trees both surrounding the perimeter of the site and contained within the site.
- Clarification is sought on the detailed landscape and fencing treatment to the rear of dwellings fronting the south side of Fairview Avenue, and the change in level within the curtilage of plots 85 to 97. In relation to 'Strip Elevations Revision C' there is no cross section through to the houses backing onto Fairview Avenue.
- The Parish Council assumes that it is now proposed to construct 4 bungalows at the rear of dwellings fronting Fairview Avenue - plots 85, 86, 87, and 98 – please confirm. We have not seen the detailed plans and elevations for plots 86 and 87 and they don't appear on the Cheshire East Web Site. We have seen the plans for plot 85, but again this does not appear on your web site.
- No detail is shown as to any protective fencing around the Play Area to prevent children straying onto the vehicular access road into the site from East Avenue. This is essential for safety reasons.
- The Parish Council seeks the support of Cheshire East to persuade the developer and contractor to establish a resident's liaison group (detailed format to be worked out) to monitor the development during the construction period. Of particular concern are inevitable issues which will arise relating problems in East Avenue. The purpose of this is to try to resolve problems before they become major issues.
- That an agreement is reached with the developer to provide 'standard litter bins' within the site for litter and dog fouling.
- That definitive rights of way and the long-distance footpath 'Two Saints Way' are adequately signed.

CHAIRMAN