

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 5TH MARCH 2019

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. MINUTES OF MEETING HELD 6TH NOVEMBER 2018

RESOLVED: That the minutes of this meeting be approved as a correct record and signed by the Chairman.

3. PLANNING APPLICATIONS

19/0819N Basford Old Creamery: amendments to site layout and building designs covered by approvals 15/4224N and 16/1987N. Proposals include provision of new office space and sub-division within approved industrial units and creation of additional B1, B2, and B8 floor space formerly used as external work area.

RESOLVED: That the following comments be submitted:-

The Parish Council has considerable reservations about this proposal, which are compounded by the fact that this site has a long history of noncompliance of conditions to protect the amenities residents living in the vicinity and disturbance to the surrounding area in general.

Whilst it is acknowledged that this site has an established industrial use the current proposal is far too intensive and is presented with a degree of ambiguity.

- The Parish Council considers that the current proposal represents a gross overdevelopment and the proposed circulation within the site to serve the various units is most unsatisfactory. The overall provision of 93 car parking spaces, excluding an unspecified number of long HGVs, feeding out onto a single blind access at the bottom of the humped West Coast Main Line Railway Bridge over Newcastle Road is in our view extremely dangerous.

- It is considered that the implications of HS2 is a critical factor which will compound the problem. The additional construction traffic and disruption associated with this operation which abuts the application site will make the operation of the proposed use a nightmare affecting nearby residents and the area in general.
- The applicant's statement that the proposed acoustic screen along the NW boundary to protect Weston Village could be up for discussion, is **NON-NEGOTIABLE** in so far as Weston & Basford Parish Council is concerned. Should any planning permission eventually be granted this screen is absolutely essential.
- Despite the submitted noise calculations, given the previous history, the Parish Council cannot accept that roller shutter doors on units 6 and 7 remain open or any of the doors on other units within the site. All operations within the site must be carried out behind closed doors.
- In addition, the proposed hours of operation are excessive on both weekdays and Saturdays. There should be no increase in the operating hours from this site.
- There are no proposals regarding external lighting which if not handled sensitively can be extremely detrimental to nearby residents and the surrounding rural area in general.
- All unauthorised uses and structure must be removed from the site. In this context the two circles shown to the east of Units 6 and 7 are undefined – what are they?
- There appear to be no proposals regarding types of surfacing and dust attenuation. The dust and mud generated from the current site extends out onto the highway which is totally unacceptable.
- In summary, the Parish Council is extremely concerned about the Health and Safety aspects of the proposal and compliance therewith – there doesn't appear to be any reference to this in the submission.
- Finally, the Parish Council is disappointed that the 'listed' cottage prominently located on the site frontage has been excluded from the proposal. This could be renovated and converted into worthwhile office accommodation.

The Parish Council has requested the Local Ward Councillor to ask for the application to be called in for Committee consideration along with a site visit. The application as submitted is considered to be totally unacceptable.

19/0652N Basford East (to the East of the Crewe Green Link Road): renewal of outline application 14/4025N for up to 490 dwellings, primary school etc....and detailed submission for Phase 1 which includes 22 houses and associated landscape works.

RESOLVED: That the following comments be submitted:-

This is a renewal of the original permission to the Co-operative Group in 2014. The original permission contained 42 conditions including the establishment of a liaison Committee to monitor development and conditions relating to linkages into Area D1 and the South Cheshire Growth Village.

Provided **all the conditions** attached to the original permission are replicated in any new outline permission then there is NO OBJECTION to the renewal in so far as the Parish Council is concerned.

In so far as the details of the proposed 22 houses are concerned, these will be accessed from the roundabout half way along the Crewe Green Link Road. This looks to be a conventional suburban housing layout. Whilst as a layout it may possibly be acceptable, it is isolated and totally unrelated to the proposed uses which will eventually adjoin. No indication is given as to how it will relate to the proposed school and community facilities both of which will abut this site – amenity, noise attenuation, landscape, safety issues, pedestrian linkages etc. etc. **Given the importance of this key strategic site and before any permission is granted in this instance the Parish Council is anxious to see a proper Masterplan to ensure that the various uses on the site will inter-relate in a co-ordinated manner.** The Parish Council is concerned that yet again a situation could well develop here with housing being built in isolation without any community facilities and we end up with a piecemeal development.

CHAIRMAN