

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 27th APRIL 2015

PRESENT	Councillor J Cornell (Chairman) Councillors J Chambers, T Gill, P Grant and M Jones
APOLOGIES	Councillor J Densem

20. DECLARATIONS OF INTEREST

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

21. MINUTES OF PLANNING COMMITTEE HELD 10th FEBRUARY 2015

RESOLVED: that the minutes of the Planning Committee held 10TH February 2015 be approved as a correct record and signed by the Chairman.

22. PLANNING APPLICATION 15/1552N LAND OFF EAST AVENUE, WESTON.

Outline Planning Permission for Residential development for up to 99 dwellings (Use Class C3), with public open space, vehicular access and associated infrastructure.

RESOLVED: That the following comments be made:-

The Parish Council strongly objects to this proposal.

- **The site lies wholly outside the Weston Village envelope as defined on the Proposals Map of the Crewe and Nantwich Adopted Local Plan 2011.** Policy NE2 of that plan states that all land outside the settlement boundaries as defined on the Proposals Map will be treated as 'Open Countryside'. Within 'Open Countryside' only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities, or for other uses appropriate to a rural area will be permitted. An exception may be made where there is an opportunity for infilling of a small gap with one or two dwellings in an otherwise built up frontage. **The development of 99 dwellings in this location clearly doesn't comply with Policy NE2.** In the Weston & Basford Parish Plan over 70% of the residents questioned said NO when asked 'do you agree with the future development of open space'.
- Weston Village is already under pressure for more development and Weston & Basford Parish more so. The applicants make no reference to the Strategic Sites proposed as

part of the emerging Local Plan within the Parish. The Parish Council has accepted in principle the Strategic Sites of Basford East and the proposed South Cheshire Growth Village which together could potentially provide up to 1800 dwellings. This in itself represents 150% increase over the existing number of dwellings within the Parish which numbers around 1200. **The application site is not included within the emerging Local Plan.** The Parish, which is small compared with most others in the borough, is accepting more than its fair share of housing during the Local Plan period and in doing so is punching well beyond its weight! It is considered totally unacceptable to have an additional development of the scale now proposed imposed upon the parish.

- Weston Village alone contains approximately 400 dwellings. The addition of a further 99 will represent around a 25% increase. **This scale of increase will in the Parish Council's judgement completely destroy the character of the Village and be seriously detrimental to the amenities and quality of life currently enjoyed by its residents many of whom are elderly.** A primary aim of the Parish Council's representation to the emerging Local Plan is to retain the character of the existing communities which make up the parish. This in so far as Weston Village was concerned was strongly reflected in the Parish Plan and will form a cornerstone of the Neighbourhood Plan for the Parish which is currently under preparation.
- **The application site is very open in character, the only physical boundary to the south being a raised hedge line.** This lack of containment will in the Parish Council's opinion leave the site wide open to future 'development creep' across a very large open field towards Weston Hall and physically link the Village with the Wychwood Developments.
- The proposed vehicular access into the site is to be from East Avenue, a narrow estate cul de sac serving Weston Primary School and flanked on one side by elderly persons bungalows. East Avenue is extremely congested and often gridlocked, particularly at peak school times, and has little or no off street parking space. Uninhibited access for emergency vehicles is already extremely difficult. The same comments apply to the section of Cemetery Road which is the main feed from the proposed development on to the primary road network. Cemetery Road is also used as a rat run for motorists to and from the Shavington direction seeking to avoid congestion on the primary road network. The only other potential access to this site is from Meadow Avenue which is again part of a narrow estate road network, totally unsuited to accommodating additional development of the scale now proposed. In summary 99 new houses equates to 238 new residents and a minimum of 238 new cars (the applicants figure). **The existing road system within the village is totally incapable of satisfactorily and safely accommodating a development of this scale.**
- **Foul and Surface Water drainage** is already a significant problem in this part of Weston. The applicants propose to connect into the existing system. The Parish Council question whether this is capable of coping satisfactorily with this extra demand.
- **Weston Village is in the Parish Council's opinion totally unsustainable when factors such as lack of facilities - school already operating at capacity, inadequate bus service,**

remote medical practice and only one small shop – along with congestion are taken into account. This application does nothing to address such issues which will be greatly exacerbated if a development of the scale proposed is allowed to proceed.

In conclusion, the Parish Council considers that **ENOUGH IS ENOUGH** and if this application is allowed it will be the thin end of the wedge, undermining the already fragile open countryside policy and undermining the strategies in the emerging Local Plan.

The Parish Council formally requests to address the Strategic Planning Board when they consider this application.

23. 15/0556N BASFORD OLD CREAMERY

The Chairman reported on this application and on a meeting to be held with the Chairman of Hough and Chorlton Parish Council to discuss the proposal.

The application had been called in.

RESOLVED: That the Chairman, in consultation with the Clerk, be authorised to make representations on behalf of the Parish Council.

24. 15/1792N 2 LITTLE LAKES, Weston –Loft Conversion

RESOLVED: That no objection be raised.

CHAIRMAN