

# WESTON AND BASFORD PARISH COUNCIL

## MINUTES OF PLANNING COMMITTEE

HELD 11th MARCH 2014

**PRESENT** Councillor J Cornell (Chairman)  
Councillors J Densem, T Gill and M Jones

**IN ATTENDANCE** Three residents of Westmere Close, Weston

### 30 DECLARATIONS OF INTEREST

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

### 31 MINUTES

**RESOLVED:** That the Minutes of the meeting of the Planning Committee held 13<sup>TH</sup> February 2014 be approved as a correct record and signed by the Chairman

### 32 PLANNING APPLICATIONS

(a) 14/0841N Land off Spinney Drive Weston Crewe-Residential development of 4 detached houses

NOTE: The Chairman invited the three residents of Westmere Close present at the meeting to comment on this application.

**RESOLVED:** That the Parish Council objects to this development and requests that it be refused for the following reasons:-

The Council is concerned about the proximity and likely overbearing effect that these four houses will have on the occupants of 6 and 7 Westmere Close, given the fact that these bungalows have very shallow rear gardens. This is coupled with the fact that the rear gardens of the proposed detached houses will also be of a minimal depth. There will, in our judgment, be a serious overlooking problem from the rear bedrooms of all four properties on to the rear of these two bungalows. In consequence it is considered that the development will be prejudicial to the amenities of these occupiers and be seriously detrimental to the enjoyment of their dwellings and quality of life.

Whilst two storey houses as distinct from bungalows adjoin the application site on the SE side of Spinney Drive, the development on the NW side of Spinney Drive, opposite to the application site, as viewed from the rear of 6 and 7 Westmere Close comprises single storey bungalows. This creates a much more open feel within the street scene at this point. The development of two bungalows as currently approved on the application site would be more in keeping with the character of the immediate area.

The Parish Council has received an objection from the occupier of 7 Westmere Close along with a request that the application be called in for Committee consideration.

The Parish Council is requesting that the Local Cheshire East Ward Councillor calls in the application for the reasons specified above and will be asking to address the Planning Committee in due course.

(b) 14/0610N Land to the North of Weston Lane, Shavington- Proposed demolition and erection of 56 Dwellings

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

This application is located within Shavington Parish but is in very close proximity to the boundary of Weston & Basford Parish. The proposal would feed out on to the narrow Weston Lane, the main feeder road through Basford.

Weston & Basford Parish Council strongly objects to this proposal on the following grounds:

The site feeds directly out on to Weston Lane where we are already experiencing considerable traffic problems. This is a very narrow and tortuous road with few footpaths and links Shavington with Weston. It forms a rat run particularly at peak times with traffic trying to avoid the already overloaded primary road network. Weston & Basford Parish Council operates a Speedwatch scheme along Weston Lane and works are currently underway through the minor Highways Programme to introduce traffic management measures in an endeavor to reduce some of the problems along the whole length of this road. The Parish Council considers that the addition of 56 dwellings will only exacerbate an already fraught situation.

The application lies within the Green Gap as defined in the Borough of Crewe & Nantwich Local Plan 2011. This land is not allocated as a housing site in the currently Proposed Cheshire East Local Plan. The development of this site would result in the first stages of the erosion of the open area which separates the settlements of Basford and Shavington at this point. Weston & Basford Parish Council strongly holds the view that it is essential to retain the intrinsic character and prevent the coalescence of the villages which form a collar around the Southern and South Eastern fringes of the urban core of Crewe.

It is considered that the proposal would be likely to be prejudicial to the setting of Shavington Hall which is a Grade 2 listed building.

A considerable amount of housing has already been agreed for Shavington – it has already taken more than its fair share: enough is enough!

Weston & Basford Parish Council urges Cheshire East to refuse this application.

It also requests that the application be called in for consideration by the Strategic Planning Board and reserves the right to address the Committee on this matter.

(c) 14/0256N –Basford Hall Farm, Weston Lane, Basford-Conversion of a redundant barn into two residential dwellings with office facilities

**RESOLVED:** That the Parish Council raise two areas of concern relative to this application which is in effect a modified renewal of an existing permission which has lapsed.

**(a) Access onto Weston Lane Basford**

The original approval PO/1404 granted in February 2007 contained a specific condition that the existing driveway access to Basford Hall Farm from Weston Lane must be permanently closed in the interests of highway safety. The current proposal indicates that this access will be retained. The proposal is very close to what can only be described as a blind hump backed bridge over the West Coast Main Line which accommodates the narrow Weston Lane and is dangerous.

**(b) HS2:** The application site would be directly affected by the HS2 proposal as portrayed in the recent consultation exercise.

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CHAIRMAN