

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 21st MAY 2015

PRESENT

Councillor J Cornell (Chairman)

Councillors J Chambers, J Densem, M Jones and T Gill

25. DECLARATIONS OF INTEREST

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

26. APPOINTMENT OF CHAIRMAN

RESOLVED: That Councillor J Cornell be appointed Chairman to serve until the next Annual Meeting.

27. MINUTES OF PLANNING COMMITTEE HELD 27TH APRIL 2015

RESOLVED: that the minutes of the Planning Committee held 27th April 2015 be approved as a correct record and signed by the Chairman.

28. 15/1537N –LAND AT BASFORD EAST.

Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility (Use Class D1), food/non food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road South, creation of footpaths and provision of public open space and landscaping.

The Chairman reported on this application.

RESOLVED: That the following comments be submitted to Cheshire East Council:-

The Parish Council is supportive of the overall development principles relating to the Strategic Allocation at Basford East and is generally supportive of this proposal. Notwithstanding this, the Parish Council is concerned that this is a free standing application in the centre of the overall site. It must be fully integrated into the development proposals for the land abutting to the east and west. Outline permission has recently been granted on the land

immediately to the east.

In the event of the application being approved the Parish Council request that a suitable condition is imposed to ensure effective, attractive and direct pedestrian and cycle connectivity within and from the site to Weston Village via Mill Lane. This is to enable the facilities proposed in the local centre to be shared by the residents of Weston. Weston is devoid of facilities of this nature. It is considered important that this local centre is promoted concurrently with the development of the remainder of the site.

The Parish Council also request that a Section 106 Agreement is incorporated into any permission to cover the following aspects:

Enhancement of the Mill Lane access to ensure an attractive and easily accessible pedestrian and cycle link for local residents between Weston Village and the site signage, lighting, surface treatment, landscaping etc.....

Contribution towards the provision of a regular bus service linking Weston Village with the local centre on the site.

Contribution to providing traffic mitigation measures with in the Parish of Weston and Basford.

Contribution towards financing an extension to Weston Cemetery off Cemetery Road. ·

This development along with that recently approved immediately to the east will increase the numbers of dwellings in the immediate vicinity by over 800: there are no Burial facilities proposed and the existing Weston Cemetery is fast reaching capacity.

The Parish Council considers the Croatia Mill Farm which is excluded from this application has An important function and role to play in the integration with Weston Village. It is requested That discussions take place with the applicant regarding its future use and integration in the Scheme having regard to this aspect.

Finally, whilst it is appreciated that this is an outline application with all matters reserved and that the layouts submitted are purely illustrative at this stage, it is considered that further thought needs to be given in layout and land use terms as to how future industrial and commercial development immediately to the west can be satisfactorily integrated into this

CHAIRMAN