

## **WESTON AND BASFORD PARISH COUNCIL**

### **MINUTES OF PLANNING COMMITTEE**

**HELD 30<sup>TH</sup> NOVEMBER 2015**

<b>PRESENT</b>	Councillor J Cornell (Chairman)  Councillors J Chambers, J Densem, E Dickenson and T Gill
<b>APOLOGIES</b>	Councillor P Grant
<b>IN ATTENDANCE</b>	Councillors J Clowes, S Edgar and L Gill 2 local residents

#### **29. DECLARATIONS OF INTEREST**

Members were invited to declare any interests which they had in any item on the Agenda. The Chairman declared an interest in application 15/3445N which had been dealt with under delegated authority by Councillor J Densem in consultation with the Clerk.

#### **30. MINUTES OF PLANNING COMMITTEE HELD 21<sup>ST</sup> MAY 2015**

**RESOLVED:** that the Minutes of the Planning Committee held 21<sup>st</sup> May 2015 be approved as a correct record and signed by the Chairman.

#### **31. 15/5242N LAND REAR OF, 12, CEMETERY ROAD, WESTON**

Creation of hardstanding area around existing stable block for use of horsebox/trailers and storage of equine equipment

**RESOLVED: That** this application be considered at the Planning Committee to be held on Tuesday 8<sup>th</sup> December 2015.

#### **32. 14/5671N – RESUBMISSION BY HADDON PROPERTIES.**

Proposed Housing Development Gorsty Hill Golf Club (approx. 900 dwellings) - Revised Plans and Design and Access Statement.

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

Weston & Basford Parish Council considers that the submitted amendments and additional information as part of this application don't result in any material change to the original

submission. **Weston and Basford Parish Council maintains its strong objection to this application for the following reasons:**

- **The site does not form one of the Strategic Locations for development in the emerging Local Plan.**
- **From its inception Cheshire East has identified Crewe as its biggest ‘Spatial Priority’ and has developed the ‘All Change for Crewe’ high growth strategy in response to this. The Parish Council does not consider that this proposal contributes in any way to the regeneration of Crewe.** There are much more sustainable strategic locations identified in the Local Plan closer to Crewe which have ready access to the primary road and rail network, employment opportunities, health, education, sports and retail facilities. This is considered to be even more important in the light of the recent announcement on the HS2 for Crewe where the need to protect strategic Green corridors on the periphery of the built up area to separate and protect existing communities will be of paramount importance. Wychwood Village forms an isolated bubble in the open countryside, in the order of 4 miles from Crewe – no more, no less.
- **In the Parish Council’s view this proposal cannot be regarded as sustainable.** Most of the residents of Wychwood Village (present and future) are likely to be car dependent with ready access to employment, education, shopping and medical facilities away from the village. This pattern has already been firmly established.
- **The applicants have failed to demonstrate a convincing case that the golf course is a totally unviable proposition or that other open recreational uses are unviable.** The Parish Council can find no evidence that such uses have been actively and openly marketed as such.
- **The proposal will have a crippling effect on the existing local road network both within and off the site.** Local observation and experience indicates that much of this is already operating up to and beyond capacity – this is without any further development. Traffic issues were a major area of concern in our Parish Plan back in 2011. These concerns have been strongly reinforced through the comments in the initial questionnaire associated with the preparation of a Neighbourhood Plan for the Parish. Whilst it is appreciated that this is an outline application with all matters reserved, a development of the scale proposed will have severe safety and inconvenience implications for existing Wychwood Village residents accessing and exiting the site from the single access on to the A531. Similar problems will be created for the residents of Wychwood Park. It is also considered to be totally unacceptable to have any form of access on to Snape Lane (even as an emergency access), or to use this lane as a bus route - this is a single track, tortuous country lane serving the existing villages of Englesea Brook and Barthomley. Traffic is already gridlocked through Weston Village at peak times in trying to access Weston Road (A5020) – this will be greatly exacerbated. In the opinion of the Parish Council there is very little scope to improve the local highway network without incurring vast expense and disruption. No consideration appears to have been given in the applicants submission to any appraisal of the effect of the proposed development on the road network leading into North Staffordshire – Gorsty, Betley and Audley
- **Wychwood Village was designed and marketed as a quality housing development within a rural setting integrated into an affordable Golf Course designed to have the widest user**

**appeal, along with a Country Park.** This design concept was marketed heavily on this basis and tied together through a Section 106 Agreement which gave prospective purchasers the confidence to invest in the Village. This Section 106 Agreement has been applied to the deeds of every property within the existing Wychwood Village. The current proposal would totally negate this concept, be a major blow to existing residents and doubtless devalue many of the existing properties.

- **The amenities and quality of life of the existing residents will be severely prejudiced by this proposal.** The applicants state that the Country Park will be increased from 14 to 44 hectares. In practice much of this additional open space will be no more than green corridors with limited ecological benefit separating clusters of housing. A proposed bus route, which seems to be fundamental to making the scheme operate, cuts across part of the existing Country Park and this will greatly reduce its attractiveness. Existing wildlife habitats which have developed and matured over the years are likely to be disturbed and will be adversely affected by the addition of 900 dwellings. Many existing residents have effectively been living on a building site for the last 10 years – the building of 350 houses not yet completed. The addition of 900 dwellings will increase this most unsatisfactory state of affairs for a further indeterminate period.
- **A development of this scale will have a prejudicial effect on the amenities enjoyed by the residents in the established settlements in the immediate vicinity of the site, by introducing much more traffic, disturbance and general comings and goings.** Weston Village and Englesea Brook contain two Conservation Areas which would undoubtedly be put at risk in this context.
- **Properties in Englesea Brook Lane already experience flooding problems within their curtilage.** Parts of the hamlet of Englesea Brook is classed as flood risk area. A significant amount of drainage from the proposal is indicated to run in this direction.
- **Cheshire East has already recognised the value of this site for other uses than housing by including it on the 'Open Space Register'.**

The Parish Council also notes that there are factual inaccuracies and conflicting statements in this application and some of the data used is out of date. For example the retail data appears to be between 5 and 8 years old and only seems to relate to shopping in Cheshire. This site is right on the Staffordshire border and shopping trends have changed since then. None of this conveys total confidence.

The Parish Council will also wish to address the Strategic Planning Board when the application is considered.

### **33. 15/4224N – BASFORD OLD CREAMERY**

Demolition of existing buildings and erection of replacement detached single storey industrial unit for B1, B2 and B8 classification. Erection of acoustic walling to boundaries Basford Old Creamery, Newcastle Road Chorlton.

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

Given that this is a former industrial site, the Parish Council has no objection to the general principle of demolition and erection of replacement buildings.

The Parish Council is however, extremely concerned about the following aspects of the proposal:

**Intensification of use of site:** This is not clarified in the submission. The Design and Access Statement states that the proposed new modern industrial building is designed to accommodate not only the concrete beam production beds, but would include pre-cast concrete making beds which are currently located at White Moss Quarry. What does this mean in terms of intensification? Is the nuisance value from the operation likely to be increased?

**Poor Vehicular Access arrangements:** The nature of the operation would indicate that an increased number of large heavy vehicles would be entering and leaving the site. The access to Newcastle Road is badly sited at an acute angle with limited visibility to the west for vehicles approaching from the Nantwich direction on account of the West Coast Main Line Railway bridge. Right turning movements from the site will be hazardous given the current configuration.

**Inadequate acoustic attenuation measures:** Complaints of noise have been received from residents living on the southern side of Weston Village, not only from the current operation, but also from vehicles manoeuvring within the site (bleepers etc.....). It is noted that **no** acoustic screening is proposed along the northern and north eastern boundary of the site which could mitigate the problem. At the very least appropriate conditions should be included as part of any approval to secure this protection.

It is also noted that no indication is given as to the design or visual impact of the acoustic panels. The Local Planning Authority is urged to satisfy themselves on this aspect.

**Working Hours:** These need to be reinforced in any approval. Little regard has been given to this aspect to date which has proved detrimental to the amenities of nearby residents.

If the aspects raised in this representation cannot be resolved to the satisfaction of the Local Planning Authority, Weston & Basford Parish Council request that the application be refused. The Parish Councils reserves the right to address the Southern Planning Committee on this matter.

#### **34. APPLICATIONS UNDER DELEGATED POWERS**

The Clerk reported, for information that the following applications had been dealt with under delegated powers:-

15/2494N 3, Richmond Close, Weston

15/2398T Weston Village Hall, Cemetery Road, Weston

15/2725N 3, Wychwood Park, Weston

15/2943N Land off Crewe Road Shavington (Reserved matters)

15/3445N Manor Farm Englesea Brook Barn conversion\*

15/3938N Montrose Whites Lane Weston

\*NOTE Councillor J Cornell declared an interest in this item.

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CHAIRMAN