

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 10th JULY 2014

PRESENT

Councillor J Cornell (Chairman)

Councillors G Cook, J Densem, T Gill and M Jones

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. APPOINTMENT OF CHAIRMAN

RESOLVED That Councillor J Cornell be appointed Chairman for 2014/2015

3. MINUTES OF MEETING HELD 11TH MARCH 2014

RESOLVED That the Minutes of the Meeting held 11th March 2014 be approved as a correct record and signed by the Chairman.

4. PLANNING APPLICATIONS

(a) 14/2532N: The Brow, Englesea Brook. Single storey rear extension. An Orangery to form an extended lounge at the rear of this large detached house.

(b) 14/2942N: 26 Sandford Crescent, Wychwood Park. Retrospective application for solar panels on rear side of roof.

(c) 14/2825N: 67 Cemetery Road, Weston. Single storey front extension on to existing detached bungalow to extend existing garage, bedroom and hall.

RESOLVED: That no objection be raised to these applications

14/2586N: Outline application for 12 affordable dwellings fronting land on south side of Weston Lane immediately to the west of Shavington Lodge

RESOLVED: That The Parish Council strongly objects to this application for the following reasons

(a) The proposed development accesses on to Weston Lane which is a narrow, tortuous and dangerous country road, devoid of footpaths for the most part, linking Shavington through Basford with Main Road Weston. Weston Lane is used as a rat run, is a well-used school route into Weston and is heavily used by walkers, horse riders and cyclists.

It is extremely dangerous in spite of traffic attenuation measures which have recently been agreed between Weston & Basford Parish Council and Cheshire East. Additional dwellings feeding on to this road will exacerbate an already hazardous situation. The Parish Council has already objected to 50+ dwellings on the opposite side of Weston Lane in the immediate vicinity of this site which it is understood has been refused.

(b) The approval of this proposal which is on an open site with a mature tree lined frontage to Weston Lane will contribute to the coalescence of Basford with Shavington. These are unique communities with their own intrinsic character which must be retained at all costs.

(c) This site in the Parish Council's view is not suitable for sustainable affordable housing. None of the basic facilities such doctors surgery, school and local shops are within a very easy and safe walking distance. There are no footpaths at this point.

(d) The development of this land will destroy the character of this part of Weston Lane. It is semi-rural in character and bounded by mature trees and hedges. The development will also adversely affect the setting of Shavington Lodge.

(e) Shavington, along with adjoining parishes has already taken more than its fair share of development over recent times and is in grave danger of becoming a faceless suburb of Crewe – enough is enough!

5. 14/0841 SPINNEY DRIVE

This application was scheduled to be considered by Committee on 30th July 2014 but negotiations between the Applicant and Planning Officers were continuing. Should the application be recommended for approval a site inspection would be held prior to the Committee meeting. The Parish Council in these circumstances will request the Committee to view the application site from the rear of 5 and 7 Westmere Close.

6. LOCAL PLAN-EXAMINATION IN PUBLIC

The Chairman reported on the preparatory work being carried out prior to the Local Plan Examination in Public. The 24th July had been scheduled for a pre-meeting which would determine the timetable for the main Examination which would likely to be held between 15th September and 3rd November. The Parish Council's Planning Consultant Mr Andrew Thomson would represent the Council at the Examination and was currently looking at the representations of Haddon Properties.

The Chairman reported on the desirability of preparing a Neighbourhood Plan. This would be the subject of a report to a future meeting. An initial meeting with the Borough Council's Officer had suggested that possible funding for the Plan may be available.

RESOLVED UNANIMOUSLY: That the Parish Council's approach to the Local Plan be approved and fully supported.

CHAIRMAN