

# WESTON AND BASFORD PARISH COUNCIL

## MINUTES OF PLANNING COMMITTEE

**HELD 19th SEPTEMBER 2014**

**PRESENT**

Councillor J Cornell (Chairman)

Councillors J Densem, T Gill and M Jones

**12. DECLARATIONS OF INTEREST**

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

**13. MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Planning Committee held 11<sup>TH</sup> September 2014 be approved as a correct record and signed by the Chairman

**14. PLANNING APPLICATIONS**

**(a) 14/4025N BASFORD EAST**

The Chairman reported on this application for outline planning permission.

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

This forms phase 1 of the Basford East Master Plan, which has been the subject of extensive consultation over a lengthy period of time with the Parish Council and residents of the Parish.

The Parish Council is generally supportive of this outline application, provided it forms part of a comprehensive package to deliver the overall master plan for Basford East, and that this is tied in through an appropriate legal agreement. The Master Plan provides for an easy well defined pedestrian and cycle access to Weston Village along with shared community facilities such as doctors surgery, convenience store and leisure centre etc.

It is understood from the submitted details that no development would commence prior to the completion of the Crewe Green Link Road.

The Parish Council request that the following aspects are given close attention and are locked into the proposal either through condition or some other appropriate mechanism.

Strengthen mature buffer screening along the whole of the eastern boundary of the site and incorporate this into the first phase of the proposal.

- Assurances to be provided that there will be no form of linkage (vehicular, residential or otherwise) into the land which abuts the site to the east, known locally as Area D1.
- The development will provide connections to the proposed South Cheshire Growth Village in the form of green infrastructure to the north of the railway to include pedestrian and cycle links which will constitute a secure and safe route to school.
- The location of the Primary School is broadly acceptable to the Parish Council. However its detailed configuration should enable easy access from Weston Village, the proposed development and the South Cheshire Growth Village as outlined above.
- The primary school should also contain provision for wider community use.
- The proposal should cater for safe and direct pedestrian access to Weston Village via Crotia Mill Lane
- The proposal must include traffic mitigation measures to prevent extraneous traffic running through the indigenous road system linking the settlements of Weston, Basford, Wychwood and Englesea Brook.

Neither the Master plan nor this phase 1 proposal contains any provision for a Secondary Education facility. Given the scale of housing proposed for Basford East along with the proposed South Cheshire Village, such a provision needs to be factored into the overall Planning requirement for the area as a whole.

Weston & Basford Parish Council look forward to continued ongoing consultation as the details of this scheme emerge.

**(b) 14/4322N YEW TREE FARM, 30, MAIN ROAD, WESTON-Erection of one family dwelling and integral garage, new access and associated landscape works**

**RESOLVED:** That no objection be raised subject to the occupiers of 10 Main Road Weston being consulted.

**15. EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED :** That, in accordance with the Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting for the remaining items of business on the grounds that the business to be transacted is of a confidential nature and the public interest would not be served by the disclosure of the information to be presented.

**16. PLANNING CONSULTANT-UPDATE**

The Chairman reported on the current situation regarding the Parish Council's representation at the forthcoming Examination in Public.

-----  
CHAIRMAN