

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 8th NOVEMBER 2012

PRESENT Councillor J Cornell (Chairman)
Councillors J Densem, A E Dickenson and M Jones

APOLOGIES FOR ABSENCE

Apologies were received from Councillor T Eatough

DECLARATIONS OF INTEREST

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

MINUTES OF MEETING HELD 13TH SEPTEMBER 2012

RESOLVED: That the Minutes of the Meeting held 13th September 2012 be approved as a correct record and signed by the Chairman.

PLANNING APPLICATIONS

(i) 12/4115N DUAL CARRIAGEWAY, CREWE GREEN LINK ROAD (SOUTH) LINKING A500 AND A5020 AND ASSOCIATED WORKS –FIELD BETWEEN A5020 WESTON ROAD AND A500 WITH AN ADDITIONAL AREA OF LAND TO THE SOUTH OF THE A500 OFF WESTON LANE, CREWE.

RESOLVED: That the following observations be submitted to the Borough Council:-

The Parish Council raises no objection to the additional elements associated with this scheme, with the exception of the proposed 'Borrow Pit' area to the south of the A500.

Whilst it is appreciated that this is included in the application as a 'fallback position' in the event that additional material might be required, and would only be required for 18 months, the Parish Council is extremely concerned about the following aspects:

- 1. Use of the existing road system through Weston to serve and gain access to the site.**
The Council is totally opposed to the use of Main Road Weston, Whites Lane and Weston Lane Basford by heavy lorries moving to and from the site.
Traffic issues represent the single biggest set of problems facing the Parish – reflected in 75% of survey returns associated with our recently published Parish Plan. Of particular concern is the speed and volume of traffic using Main Road Weston. Whites Lane/Weston Lane is narrow and tortuous and used as a 'rat run'. It is included as our top priority for next year's Minor Highways Programme – investigation as to the most appropriate traffic management measures. It is also considered that access to the site directly off Weston Lane adjacent to Dairy House and the adjoining residential barn conversion would be difficult and dangerous.
Two alternative methods of accessing the site would be: (1) over the bridge which spans the A500 from Crotia Mill Farm into Mill Lane along with the creation of a haul road to

the rear of the allotments and the spanning of the brook: (2) under the bridge which carries the A500 over the Main London Railway Line at the bottom of the field behind Dairy House and adjacent to the railway. The second option looks to be the more feasible.

- 2 The detailed siting of the 'Borrow Pit area' is extremely close to Dairy House and the adjoining residential barn conversion.** This along with direct access from Weston Lane would in the Parish Council's judgment result in extreme detriment to the amenities enjoyed by the occupants of these dwellings.

Given the problems outlined above, the Council would ideally wish to see the 'borrow pit' removed from the application.

Unless the Council can be totally reassured on these points, the right to address the Strategic Planning Board is reserved.

(ii) 12/3804N LAND TO THE SOUTH OF CREWE TO DERBY RAILWAY LINE

Change of use of agricultural land to an area of land specifically engineered and designed in order to provide habitat for Great Crested Newts. This will include the creation of two ponds.

RESOLVED: That no objection be made to this application.

(iii) 12/3805N LAND BETWEEN A500 AND WESTON LANE

Change of use of agricultural land to an area of land specifically engineered and designed in order to provide habitat for Great Crested Newts. This will include the creation of eight ponds.

RESOLVED: That no objection be made to this application.

(iv) 12/3862N 2 DELAMERE CLOSE, WESTON CW2 5SJ-ORANGERY TO THE REAR THE DWELLING

RESOLVED: That no objection be made to this application.

(v) 12/3922N PROPOSED ENTRANCE PORCH (Permitted Development) CHAPEL COTTAGE 1
ENGLESEA BROOK LANE, WESTON

RESOLVED: That no objection be made to this application.

CHAIRMAN