

SHAVINGTON-CUM-GRESTY PARISH COUNCIL
MINUTES OF THE SPECIAL MEETING OF THE PARISH COUNCIL HELD AT THE
VILLAGE HALL ON MONDAY, 22nd OCTOBER 2012

Present: Councillors Mrs G McIntyre, Mrs S Cheshire, Mrs A Yoxall, Mrs V Adams, P Yoxall, Mrs B Kelly, K Gibbs, R Clarke, S Hogben, Mrs R Hancock, B Melling and D Miller.

Apologies for absence: Apologies were received from Councillors K Gibbs, R Clarke and D Miller.

Also in attendance: Cheshire East Councillor D Brickhill and three members of the public.

121. DECLARATIONS OF INTEREST

No declarations of interest were made.

122. PLANNING APPLICATION No.12/3300N – ERECTION OF 57 DWELLINGS, LANDSCAPING INCLUDING THE CREATION OF A NEWT CORRIDOR, NEW ACCESS AND ASSOCIATED INFRASTRUCTURE ON LAND NORTH OF WESTON LANE, SHAVINGTON

The Parish Council considered the detail of the application and also allowed statements to be heard from members of the public present.

RESOLVED: That the Clerk to the Council submit the following objection statement to Cheshire East Council:

“1.0 INTRODUCTION

This Planning Statement comprises an objection from Shavington-cum-Gresty Parish Council to a planning application submitted by David Wilson Homes for the erection of 57 dwellings on land to the north of Weston Lane, Shavington.

1.2 It is submitted alongside and in total support of the many other objections submitted by local residents of Shavington to the same planning application.

2.0 ISSUES

2.1 The proposed development is contrary to policy NE2 in that the site is located within the green gap – the Parish Council is opposed to any erosion of the green gap between Shavington and any other surrounding settlement.

2.2 In respect to sustainability the Parish Council has severe doubts as to the validity of the claim that the development could actually be sustainable.

2.3 Weston Lane is a narrow carriageway and used extensively as a rat run between Shavington to Weston and beyond. The proposed access road is in a location with limited visibility, and footpaths are either very narrow or non-existent.

2.4 Pressure on the existing infrastructure would be significant from an additional 57 dwellings – quite apart from the huge increase in the daily traffic movements along Weston Lane extra pressure would be placed on other utility supplies such as gas, electricity, water and drainage.

2.5 The proposed development is at odds with the National Planning Policy Framework and the Cheshire East Interim Planning Policy, and is premature given the consultation process currently being carried out by Cheshire East Council as part of the work to inform the Local Development Framework.

3.0 EXISTING PLANNING POLICY

3.1 The site lies within an area of open countryside and policy NE2 applies as set out below.

Policy NE.2: OPEN COUNTRYSIDE

ALL LAND OUTSIDE THE SETTLEMENT BOUNDARIES DEFINED ON THE PROPOSALS MAP (SEE ALSO POLICIES RES.5 AND RES.6) WILL BE TREATED AS OPEN COUNTRYSIDE.

WITHIN OPEN COUNTRYSIDE ONLY DEVELOPMENT WHICH IS ESSENTIAL FOR THE PURPOSES OF AGRICULTURE, FORESTRY, OUTDOOR RECREATION, ESSENTIAL WORKS UNDERTAKEN BY PUBLIC SERVICE AUTHORITIES OR STATUTORY UNDERTAKERS, OR FOR OTHER USES APPROPRIATE TO A RURAL AREA WILL BE PERMITTED.

AN EXCEPTION MAY BE MADE WHERE THERE IS THE OPPORTUNITY FOR THE INFILLING OF A SMALL GAP WITH ONE OR TWO DWELLINGS IN AN OTHERWISE BUILT UP FRONTAGE.

3.2 Quite clearly the proposal for residential development does not comprises one of the uses set out in the policy which will be permitted nor is it a use which is appropriate to a rural area. Further it does not comprise a small gap in an otherwise built-up frontage. The proposal is contrary to policy NE2 of the Local Plan. The release of this site would represent an ad hoc expansion into Open Countryside.

The Interim Planning Policy (IPP)

3.3 This document was adopted by Cheshire East Council on 24th February 2011. Its purpose is "To manage the release of additional land for residential development through the consideration of planning applications to maintain a five years supply as an interim measure pending the adoption of the Local Development Framework Core Strategy.

The policy has been developed in a manner so that it would not prejudice the consideration of alternative options for the development strategy of the Local Development Framework."

3.4 Cheshire East Council has recently published the Crewe Town Strategy for consultation as part of the LDF and this considers how the challenges facing towns and villages are to be addressed. It is inappropriate to consider the release of a significant housing site in Shavington at this time as this **would clearly prejudice the consideration of alternative options for the development strategy of the LDF.**

3.5 This is contrary to The Interim Planning Policy and as such this site should be rejected by the Council.

3.6 The release of this site would undermine the policies of the current Local Plan and pave the way for more challenges to its credibility. This would lead to an approach whereby planning permissions were helping to influence, drive and determine the strategy of the forthcoming LDF as it progresses towards the adoption of the Core Strategy. It would undermine public confidence in the LDF process and make a sham out of the public participation and consultation on which Cheshire East Council is placing so much emphasis.

3.7 The purpose of the Green Gap designation is to preserve that separate physical identity.

3.8 It is accepted that additional housing sites will be required over the LDF plan period. However sites of this scale should be considered through the LDF process.

3.9 The "call for sites" through the evidence gathering process of the SHLAA has resulted in the identification of sites in the Shavington area of over 2,000 dwellings which are the subject of planning applications submitted, being progressed or the subject of preliminary discussions with Cheshire East and Shavington Parish Council.

3.10 The plethora of such sites makes it essential for Cheshire East to resist the release of the application site and ensure that the consideration of such sites is undertaken through the LDF process and through consultation on the Crewe Town Strategy document.

3.11 On the proposals map of the local plan, the site is located outside the settlement boundary of Shavington. The site lies in open countryside and therefore policy NE2 is relevant.

4.0 CONCLUSION

4.1 The proposed development is in conflict with the Countryside Protection policies NE2 Open Countryside of the Crewe and Nantwich Replacement Local Plan which comprises the current statutory Development Plan for the area in which the application site is located.

4.2 The site's release for development will make it more difficult to resist the release of other sites beyond the edge of the village of Shavington.

4.3 Planning legislation requires that planning applications are to be determined in accordance with the Development Plan unless material considerations dictate otherwise. It is not considered that such material considerations exist in this case.

4.4 **Shavington-cum-Gresty Parish Council urges Cheshire East Council to refuse this planning application No 12/3300/N.**

4.5 In addition it urges the Council to progress rapidly the LDF process and to remove the uncertainty and inconsistency which exists in the determination of planning applications for housing in the Crewe area. The Parish Council also wishes to actively engage in continued discussions with Cheshire East Council over the future planning policies for the Shavington area."

Chair
7th November 2012