

# **SHAVINGTON-CUM-GRESTY PARISH COUNCIL**

## **MINUTES OF THE SPECIAL MEETING OF THE PARISH COUNCIL HELD AT THE VILLAGE HALL ON MONDAY, 18<sup>th</sup> MARCH 2013**

**Present:** Councillors Mrs G McIntyre, Mrs V Adams, Mrs B Kelly, S Hogben, B Melling, Mrs A Yoxall, P Yoxall, Mrs R Hancock and Mrs S Cheshire

**Apologies for absence:** Councillors D Miller, K Gibbs and R Clarke.

---

### **190. PLANNING APPLICATION No.13/0336/N – RESIDENTIAL DEVELOPMENT OF UP TO 370 DWELLINGS, OFFICES, SHOPS, RESTAURANT/PUB, SPINE ROAD, EARTHWORKS ETC AT LAND OFF CREWE ROAD, BASFORD WEST, SHAVINGTON**

The Parish Council considered the briefing note prepared by its Planning Consultant, Mr R Ellison and discussed in detail its response to Cheshire East Council.

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

The Council does not raise any specific objections to the proposed development at Basford West but has noticed that the figure for proposed dwelling numbers is larger than originally proposed when Spawforth and Goodmans explained their proposals, which at that time were for approximately 250 dwellings – the Parish Council understands that the additional numbers will be affordable dwellings and is unsure whether these will include any development by registered social landlords.

The Parish Council has raised some queries that it would require clarification of; and has made a number of recommendations for the use of s106 improvements arising from the development in order to help mitigate the effect on the Parish, and would wish these to be attached as conditions to any approval.

In terms of the developer's s106 contributions to the local infrastructure the Parish Council appreciates that a large proportion of such funds will be earmarked for the A500 improvement scheme, but has significant concerns over the impact from heavy traffic during the construction of such a large site, and from diverted traffic using village roads that are unsuitable for heavy use and already at capacity during peak periods, and would suggest that certain works to mitigate the effect be carried out.

The local highway improvements identified as a priority by Members include the following:

- Improvements to the very poor condition of the carriageway and further traffic calming measures along Gresty Lane which is already extensively used as a rat run by local motorists and will only be used even moreso once the works are underway
- A 7.5T weight limit along the stretch of Crewe Road from its junction with the A500 to Gresty to prevent heavy vehicles from using this residential road once the new spine link road is completed
- Improvements to the surface of the carriageway of Crewe Road Gresty between the end of the new link road and the Cheshire Cheese public house
- The provision of two zebra crossings in the Village at appropriate locations in Crewe Road and Main Road which have been seen as important by Parish Councillors for several years but not currently being considered by Cheshire East
- Improvements to traffic flow in the centre of the Village by simple measures of new signage and white lining in making the Main Road/Sugarloaf Corner triangle a one-way system
- A contribution towards new public transport links (bus routes) to the new housing areas

In addition it is pleased to note the developer's intention to allocate some of the s106 funding towards improvements and expansion of the schools likely to be heavily affected by increased roll numbers.

There are significant areas of open space/recreational use/sports/play areas shown on the plans submitted and the Parish Council would request some clarity over where the responsibility for the future on-going maintenance of these areas would fall.

That occupation of any properties provided by registered social landlords should be restricted to those people determined to be in local housing need and with a strong local connection to the parish of Shavington-cum - Gresty. Strong local connection shall be defined as currently resident in the parish or working in the parish or those who wish to return to live in the parish, having previously lived in the parish during the past 5 years. At any future allocation of the properties, Shavington residents shall be the first to be offered to properties and only if there is no suitable person with a strong Shavington connection shall the properties be offered to the residents of immediately adjoining parishes using a 'cascade approach'.

The Parish Council requests that developers be encouraged to use local labour wherever possible in the construction of houses, warehouses, and the ground and infrastructure works.

Chair .....

10<sup>th</sup> April 2013