

**WESTON AND CREWE GREEN PARISH COUNCIL  
MINUTES OF THE MEETING HELD ON THURSDAY 08 FEBRUARY 2024**

**PRESENT:**

Councillors: John Cornell (in the Chair), Janet Chamberlain, John Chambers, Steve Edgar, Annelene Kiddie and Alex Lewis

**IN ATTENDANCE:**

Borough Cllrs Janet Clowes and Alison Heler and two members of the public.

**23/123 APOLOGIES FOR ABSENCE**

Cllrs Bate, Broome, Densem and Schafer.

**23/124 DECLARATIONS OF INTEREST**

Cllr Kiddie declared an interest in Planning Application 24/0309N.

An interest was also recorded on behalf of Cllr Densem in relation to Planning Application 24/0309N.

**23/125 MINUTES OF THE PREVIOUS MEETING**

RESOLVED – that the minutes of the meeting held on 11 January 2024 be confirmed as a true and correct record.

**23/126 PLANNING MATTERS**

1) Neighbourhood Plan

Cllr Cornell advised that the Independent Examiner had approved the Modified Neighbourhood Plan, subject to the deletion of the two Local Green Gaps and Wychwood Country Park and Stowford (opposite the Old Smithy) from the list of Local Green Spaces. The Plan would now be made by the Local Planning Authority, without the need for a Referendum.

The Examiner commended the Parish Council on the effort that had been put in to creating the Modified Plan which would provide an important input to and part of the Local Development Plan. This was one of the first five Modified Plans to be made in Cheshire East. Councillors expressed their thanks to the Neighbourhood Plan Steering Group, in particular Cllrs Chambers and Cornell, for their hard work during this process.

The process with regards incorporating Crewe Green into the Neighbourhood Plan would be commencing with a Neighbourhood Plan Steering Group meeting on 26 February.

2) South Cheshire Growth Village

No update.

3) Muse Development

No update.

4) Appeal against the refusal of Application 21/3526N - Renewal of planning application 17/3117N Proposed development of two detached houses at Engleside, Englesea Brook Lane, Weston

It was noted that as the Parish Council did not object to the original application, no representations would be made to the Planning Inspectorate regarding this appeal.

5) Planning Committee Decisions

App No	Application	Decision
23/4774N	Placement of 8 solar panels on the approximately	No objection

	south facing roof of the dwelling house at 6, Gorsty Hill Close, Balterley Heath	
24/0259N	New traditionally built single storey flat roof extension providing larger ground floor disabled persons bedroom and level access shower room to rear elevation at 5 Casey Lane, Basford	Comment re potential impact on neighbouring property
24/0160N	Erection of an oak framed outbuilding at Brook Cottage, Newcastle Road, Hough	Comments re time limit, screening and domestic use only
24/0283N	Removal and recycling of existing agricultural shed, clad with corrugated iron sheeting, erected circa 1955, and the erection of a high welfare calf unit to comply with high welfare standards at Park Farm, Slaughter Hill, Crewe Green	No objection
24/0192D	Discharge of condition 2 and 4 on application 21/4110N: Installation of a septic tank and drainage system at Fir Tree Cottage, Narrow Lane, Crewe Green	No objection
24/0309N	Installation of internal & external air-source heat-pump plant and equipment to facilitate sustainable improvements to the church heating system, permanent removal of rear pews and installation of a Skeleton face clock at All Saints Church, Cemetery Road, Weston	Comments: Objection. Concern expressed re visually intrusive units, noise and access to clock. Cheshire East requested to negotiate with applicants to agree a more acceptable scheme.
24/0312N	Additional site security fencing, pedestrian gate and vehicle height restrictor comprising: 290m approx. paladin fencing to southern boundary (to match existing) Access controlled pedestrian gate to staff carpark Vehicle height restrictor to staff car park entrance 30m approx. paladin fencing to prevent pedestrian access at HGV barriers at TJX Europe, Jack Mills Way, Crewe	No objection
24/0188N 24/0189N	Retrospective approval for existing privately used equestrian buildings and change of use of agricultural land to equestrian at the Old Vicarage, Narrow Lane, Crewe Green (and listed building consent)	No objection subject to domestic use only

### 23/127 BIODIVERSITY

In accordance with the requirements of the Environment Act 2021, a draft Biodiversity Policy and Action Plan had been developed.

RESOLVED – that the Biodiversity Policy and Action Plan be adopted.

### 23/128 HIGH SPEED BROADBAND – ENGLESEA BROOK AREA

It was noted that the project was still expected to be finished by the end of February. Thanks were conveyed to Cllr Chamberlain for her persistence in the negotiations with Openreach.

Cllr Lewis joined the meeting at 7.47pm.

### 23/129 VILLAGE HALL COMMITTEE

There was no update.

### 23/130 POLICE MATTERS

The Clerk provided a summary of the police incidents across the Parish Council area.

**23/131 REPORTS OF CHESHIRE EAST COUNCILLORS**

Borough Cllr Clowes provided an update regarding the provision of waiting restrictions at Wychwood Village and it was noted that outcome of the surveys did not support these.

With regards the Wychwood Village country park, a meeting had been held between the adjudicator, Cheshire East Council, and the landowner. The landowner had agreed to undertake a series of works over the coming year including hedge cutting and improvements to the permissive paths.

Borough Cllr Heler provided an update regarding East Avenue, to which other Cllrs and members of the public contributed. There was frustration at the lack of action undertaken by Lovell's and Councillors would continue to pursue a suitable resolution to these issues. Borough Cllr Edgar was discussing the provision of 20mph flashing lights with the highway's authority.

**23/132 PARISH COUNCILLORS' REPORTS**

Councillors discussed the proliferation of advertising signs and banners at Wychwood Village and noted that these were in the process of being removed.

The provision of play equipment on the playing field would be reviewed.

The Summer Fete would be held on Sunday 05 May, between 12pm and 4pm.

Councillors once again discussed a number of potholes in the Parish and these would be reported to Cheshire East Council.

It was agreed that changes would be made to the website following the cancellation of the HS2 project.

**23/133 OPEN FORUM – QUESTIONS FROM MEMBERS OF THE PUBLIC**

Following a report of fly-tipping along Casey Lane, Cllr Edgar agreed to raise this with Cheshire East Council.

**23/134 FINANCE REPORT**

Payments

RESOLVED – that the following payments be authorised:

<b>Payee</b>	<b>Reason</b>	<b>Amount £</b>
Mark Robinson	Salary and expenses	1,071.26
David Williamson	Lengthsman (Jan)	423.00

Funding Requests

RESOLVED – that the request for Silhouette of the Unknown Soldier for the Crewe Green Community Garden be approved in the sum of £175.

Community Infrastructure Levy

A proposal to fund improvements to public rights of way on Wychwood Village and benches at Crewe Green Church would be considered as part of wider CIL money expenditure,

**23/135 DATE OF NEXT MEETING**

Thursday, 14 March 2024, commencing at 7.30pm at the Weston Church Hall.