

**WESTON AND CREWE GREEN PARISH COUNCIL  
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 30  
NOVEMBER 2023**

**PRESENT:**

Councillors: John Cornell (Chairman), Anne Broome, John Chambers and John Densem

**23/001 APOLOGIES FOR ABSENCE**

Cllrs Kiddie and Lewis

**23/002 DECLARATIONS OF INTEREST**

None

**23/003 PLANNING APPLICATION 23/4181N**

Councillors considered the details of the planning application for the use of land for the stationing of additional caravans for residential purposes, the erection of a second dayroom and formation of additional hardstanding on Land at Cemetery Road, Weston, Crewe

RESOLVED – that the Parish Council:-

- i) submits an objection to this application as set out in the Appendix to these minutes; and
- ii) refers the potential planning breaches to the Planning Enforcement Team.

## **Observations of Weston & Crewe Green Parish Council Application 23/4181N**

### **The use of land for the stationing of additional caravans for residential purposes, the erection of a second dayroom and formation of additional hardstanding – land off Cemetery Road, Weston**

#### **Background**

An appeal (Ref. APP/R0660/W/19/3223623 – Application 17/2879N) was allowed in August 2019, following a Public Hearing. Costs were awarded against Cheshire East Council.

The appeal was for one family gipsy pitch on this site, together with the formation of hardstanding and an ancillary utility/dayroom along with the retention of the existing stables. This was subject to 13 conditions.

It's clear from a site inspection that a start has been made on implementing this permission, as the site has been tidied and a hard standing gravel base has been constructed.

A further application 22/3257N to re-site the approved dayroom by 16 metres to the north was granted in December 2022.

#### **Observations of Parish Council**

**The Parish Council is extremely concerned about the current proposal.**

- It is clear from a recent site inspection that condition 2 attached to the original permission (17/2879N) is not being complied with. This specified that no more than 2 caravans shall be stationed on the site at any one time (no more than one shall be a static caravan). There are currently 3 large caravans on this site. There are also a further 2 caravans stored on land owned by the applicant outside the red line on the plan further to the NW.
- In addition, recent tree planting to shield the site from the adjoining public right of way extends way beyond the red line on the plan to enclose a much larger area. This suggests a potential further extension of the site over and above the current application. The original stable has also been demolished. **The Parish Council requests that these matters be investigated before any consideration of the application takes place.**
- Whilst the current proposal is sited within the original red line on the application plan, the existing area is extensive and capable of accommodating multiple caravans. In visual and physical terms, the current proposal will substantially extend this development to the NW. It is noted that the proposed second dayroom is a large structure (5 x 8 metres with a hipped roof). In the Parish Council's opinion **all of this will adversely affect the character and appearance of the local area.** The issue of the character and appearance of the area is specifically referred to on para 32, page 6 of the Inspectors report dated 29<sup>th</sup> August 2019. This states *the scale of the development, with regard to the number of caravans, should be controlled by condition in the interests of the character and appearance of the area.*
- Subsequent to the Inspector's decision on the original proposal, phase 2 of the Cheshire East Local Plan (SADPD) was formally adopted in December

2022 – Policy HOU 5. This specifically highlights the location for 32 additional permanent residential sites for gipsies and travellers along with a transit site of between 5 and 10 pitches. **The Parish Council maintains that this is a significant change in circumstances from when the appeal was allowed in 2019 at which time it was maintained that there were insufficient identified sites, and the SADPD hadn't been approved.**

- The Inspector's report specifically states that the personal circumstances of the appellant are not a determinative issue in this appeal (page 5 para 27). On page 6, para 39 of the Inspectors report it states that *a personal occupancy condition been suggested which would limit the occupation of the site to the appellant and his immediate family. However, given the identified need for accommodation of this form in the area and my conclusions with regard to planning policy, the personal circumstances of the appellant are not a determinative issue in this appeal and the suggested condition is therefore not reasonable or necessary.* **Given this context, the Parish Council seriously question whether the fact that the applicant's assertion that this proposal is intended for his son is in any way relevant in the consideration of this application?**

**The Parish Council objects to the current proposal and urge that it be refused.**

**The Parish Council has also asked the Local Ward Councillor to request that the application is called-in for Committee consideration should the officer recommendation be for approval.**