

WESTON AND CREWE GREEN PARISH COUNCIL

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04 December 2025

NOTICE OF THE MEETING OF THE PARISH COUNCIL

Parish Councillors are summoned to a meeting to be held on:

Date: Thursday, 11 December 2025

Time: **7.00PM**

Venue: Weston Church Hall



Clerk to the Parish Council

Members of the Parish Council

John Densem (Chairman), Anne Broome, Janet Chamberlain, John Chambers, John Cornell, Gillian Grocott, Alison Heler, Annelene Kiddie, Simon Lewis, and Chad Wilkinson.

Cheshire East Ward Councillors

Janet Clowes (Wybunbury), Steve Edgar (Haslington) and Alison Heler (Haslington)

MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND THIS MEETING.

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST AND DISPENSATIONS

if a member is present at a meeting of the authority, and they have a disclosable interest in any matter to be considered or being considered at the meeting, they should disclose the interest to the meeting and follow the Council's code of conduct. Whilst the Clerk can offer guidance on the Code of Conduct, it remains the responsibility of the Member to decide whether they have an interest in a particular item. To consider any requests for dispensations

3. MINUTES OF THE PREVIOUS MEETING

To consider the minutes of the meeting held on 13 November 2025 (appended).

4. PLANNING MATTERS

The Chairman of the Planning Committee to update on

- i) Neighbourhood Plan
- ii) Newcastle-under-Lyme Local Plan

- iii) Local Transport Plan
- iv) Planning Update

1) Decisions by the Parish Council Planning Committee

App No	Application	Decision
25/3999/FUL	Erection of building to provide for additional nursery floorspace, and all associated works at Crewe Nature Kindergarten, Weston	Comments re parking
25/4180/HOUS	Two storey side & rear extension with internal alterations at 54 Cemetery Road, Weston	No objection
25/4135/FUL	Proposed change of use of the existing detached single storey garage into a residential dwelling and a construction of a single storey side extension at 1 West Avenue, Weston	No objection

5. VILLAGE HALL COMMITTEE

To receive an update.

6. POLICE MATTERS

To note the Beat reports

7. CHESHIRE EAST COUNCILLORS' REPORTS

To receive reports from Cheshire East Ward Councillors

8. PARISH COUNCILLORS' REPORTS

Members are invited to report on any matters of interest to the Parish Council and to request items for inclusion on the next agenda.

9. OPEN FORUM – QUESTIONS FROM MEMBERS OF THE PUBLIC

In accordance with Standing Orders, members of the public are invited to ask questions or address the Parish Council.

10. FINANCE REPORT

To consider the:

- Payment and Income Schedule

11. DATE OF NEXT MEETING

Thursday, 08 January 2026

**WESTON AND CREWE GREEN PARISH COUNCIL
MINUTES OF THE MEETING HELD ON THURSDAY 13 NOVEMBER 2025**

PRESENT:

Councillors: John Densem (Chair), Anne Broome, Janet Chamberlain, John Chambers, John Cornell, Gillian Grocott, Alison Heler, Annelene Kiddie, Simon Lewis and Chad Wilkinson.

IN ATTENDANCE:

Borough Cllr Janet Clowes.

25/066 APOLOGIES FOR ABSENCE

None.

The Clerk advised that Cllr Schafer had resigned from the Parish Council, and the vacancy would be advertised in accordance with the appropriate legislation.

25/067 DECLARATIONS OF INTEREST

Cllr Cornell declared an interest in Planning Application 25/3803/FUL and took no part in the discussion thereon.

25/068 MINUTES OF THE PREVIOUS MEETING

RESOLVED – that the minutes of the meeting held on 09 October 2025 be confirmed as a true and correct record.

25/069 PLANNING MATTERS

1) Neighbourhood Plan

Cllr Cornell advised that the preparation of the Neighbourhood Plan was in its closing stages. The responses to the Regulation 14 consultation were being considered, and the Plan reviewed accordingly.

RESOLVED - that the Council submits the Neighbourhood Plan to Cheshire East Council in accordance with Regulation 15.

2) Newcastle-under-Lyme Local Plan

Following the Examination in Public, the inspector had published the proposed changes to the Plan. There were no changes proposed to the designation for the business park adjacent to the M6 J16, which was considered disappointing.

RESOLVED – that the response to the Modifications be delegated to the Clerk, in consultation with the Chairman of the Planning Committee.

3) Local Transport Plan

Cheshire East Council had commenced a consultation on the revised Local Transport Plan.

RESOLVED – that the response to the consultation be delegated to the Clerk, in consultation with the Chairman of the Planning Committee.

4) Primary School

Councillors received feedback from the exhibition on the new school, proposed for land off David Whitby Way, Basford.

5) Cheshire East Council – Town and Parish Council Conference

Cllr Cornell referred to the recent conference which provided an update on Devolution, the Local Plan and the transfer of assets and functions.

6) Planning Committee Decisions

App No	Application	Decision
25/3637/FUL &	Installation of photovoltaic solar panels to the rooftops at Crewe Hall	Objection

25/3925/LBC		
25/3803/FUL	Demolition of existing outbuildings and polytunnel and the construction of one bungalow with detached garage and associated landscaping at Jubilee Cottage, Snape Lane, Weston	Objection
25/3308/OUT	Outline planning application for residential development (Use Class C3) circa 320 dwellings and the demolition of existing buildings and structures. All matters are reserved on land at Land West Of The By-pass (A534) And South Of Bradeley Hall Road, Haslington	Objection
25/3772/VOC	Variation of condition 3 on approval 23/0539N on Land at Basford East, Basford	Objection
25/3788/HO US	Two storey side extension and associated internal alterations at Stable House, Narrow Lane, Crewe Green	No objection

25/070 VILLAGE HALL COMMITTEE

No update. There was uncertainty regarding the effects of the departure from the area of Mr and Mrs Schafer.

25/071 POLICE MATTERS

The Clerk provided details of the police incidents in the Haslington and Wybunbury Beat areas.

25/072 REPORTS OF CHESHIRE EAST COUNCILLORS

Borough Cllr Clowes referred to the outcome from the recent meeting with Cheshire East Council regarding the Wychwood Village Country Park. It was noted that the ecological report was imminent and then the maintenance agreement would be agreed.

With regards to Cheshire East Council, it was expected that there would be a further Call for Sites as part of the revision of the Local Plan, as the initial call did not provide the level of housing required as part of the revised housing allocation for Cheshire East.

Borough Cllr Heler referred to roadworks across the Parish Council area. Concern was expressed at the number of roadworks undertaken by United Utilities in Englesea Brook and the Clerk was asked to convey these concerns to United Utilities.

25/073 PARISH COUNCILLORS' REPORTS

Cllr Grocott reported flytipping on Casey Lane and Borough Cllr Heler agreed to report the blocked drains on Casey Lane.

Cllr Broome provided feedback from the recent Cheshire Association of Local Council AGM, held at Eaton Hall. It was noted that Cllr Cornell had been re-elected to the Executive Board. The meeting discussed the challenges of devolution, neighbourhood plan funding and planning in general.

Cllr Heler agreed to report the condition of the fence on Snape Lane.

With regards the Round Table Santa visits, he would be visiting Weston on 05 December, Basford on 10 December and Wychwood on 13 December.

Concern was expressed at the encroachment of hedges on Cemetery Road and the poor state of the grass verge outside the Church Hall. There was also concern regarding HGVs along Cemetery Road and flytipping along Mill Lane. Although it was suggested that Mill Lane could be restricted to traffic which would alleviate both of these issues.

25/074 OPEN FORUM – QUESTIONS FROM MEMBERS OF THE PUBLIC

No members of the public were present.

25/075 FINANCE REPORT

1) Payments

RESOLVED – to note the payments approved in accordance with Financial Regulations and Payment Schedule

Payee	Reason	Gross £	VAT £	Net £
Unity Trust	Fees	6.00		6.00
Mark Robinson	Salary and Office Allowance (Oct)	1,319.40		1,319.40

RESOLVED – to approve the following payments:

Payee	Reason	Gross £	VAT £	Net £
John Cornell	Planning Resource	625.00		625.00
XL Displays	Noticeboard	975.60		975.60
Mark Robinson	Zoom subscription	155.88	25.98	129.90
MJ Murphy	Community Garden	175.00		175.00
Andrew Thomson	Neighbourhood Plan	72.00		72.00
Weston Village Playing Field	Equipment Repairs	130.69		130.69
David Williamson	Lengthsman	1,292.00		1,292.00
All Saints Church PCC	Room Hire	346.00		346.00
John Cornell	Stationery	69.95		69.95

2) Grant – Tree works, Crewe Green

Although a further quote had been provided, Cllr Lewis agreed to liaise with the church representatives to action these works.

25/076 DATE OF NEXT MEETING

Thursday, 11 December 2025 commencing at **7.00pm**.

WESTON AND CREWE GREEN PARISH COUNCIL

MEETING: 11 DECEMBER 2025

AGENDA ITEM 4iii – Local Transport Plan

Observations on Local Transport Plan

Weston & Crewe Green Parish Council fully support the aims and priorities of the Plan as set out in your consultation document and commend Cheshire East on their vision.

The Parish Council wish to highlight the following priorities which are particularly pertinent to our Parish and the SE hinterland of Crewe.

- **Improvement of Highway and Transport Infrastructure** – this area is currently under extreme pressure for development and the current Central Government policies to build an ever-increasing number of large-scale housing schemes does not seem to be matched by the provision of off-site infrastructure to accommodate this. There do not appear to be any highway or public transport improvements associated within the quantum of development required in Cheshire East to meet Central Government's increased housing and development targets. **All this new development will have a knock-on effect in relation to the existing highway network.** Weston Road, David Whitby Way, A500, and Junction 16 on the M6 are but three glaring examples within our parish. Of particular concern is the proposal in the Newcastle Local Plan for a Strategic Employment Site on 198 acres of green belt land immediately off the A500 to the east of Junction 16 of the M6 (site AB2). This has not been modified by the Inspector at the recent Examination in Public. The pressures on the surrounding highway infrastructure including the country lanes within our parish will be considerable should the development of this large-scale site go ahead. **The provision of off-site infrastructure must be afforded the highest priority in the Local Transport Plan**
- **Public Transport** – the provision of a frequent, reliable and attractive (clean) public transport system to link the more rural communities with essential facilities such as shops, primary health care, Leighton Hospital, schools and key service centres is essential. A new Neighbourhood Plan for the Parish of Weston & Crewe Green has recently been submitted under Regulation 15 for Examination. This starkly illustrates the profile of the population within the Plan area as being elderly. Many of these residents are totally dependent on Public Transport for their essential every day travel needs.
- **implementation** – whilst appreciating current financial constraints, the Parish Council urges Cheshire East to plan to move away from reactive to planned maintenance, particularly in relation to maintenance of highways.
- **Close links with Planning** - The Parish Council recognises that the Local Transport Plan will become a Statutory Document but requests close co-ordination and links with the Local Planning process to ensure a seamless result between Highways and Transport and Planning Policies post 2030.
- **Transport Development Plans for Principal Towns and Major Service Centres.** The Parish Council assumes that as part of the Local Transport Plan process, as in 2022, more detailed policies will filter down to encompass Principal Towns and Major Service centres - in our case Crewe.
The Crewe Transport Delivery Plan (dated August 2022) identified a walking and cycling route from Wychwood Village to Weston Primary School (CR30). Most of this route

already exists and several years ago a considerable amount of Sec.106 monies were spent in upgrading the footpath along Snape Lane.

There are 3 areas which need attention to complete this route and make it safe:

- there is no footpath outside the White Lion Hotel in Weston
- there is no prescribed right of way linking the upgraded footpath on Snape Lane with Wychwood Village.
- there is no protected crossing point over Main Road Weston.

These measures would also ensure a proper safe route to school from Wychwood Village to Weston Primary. This was the original intention when Sec 106 monies were expended on improving the footpath link along Snape Lane.

WESTON AND CREWE GREEN PARISH COUNCIL

MEETING: 11 DECEMBER 2025

AGENDA ITEM 10 FINANCE

Meeting Date 11 December 2025

Payments approved in accordance with Financial Regulations / Payment Schedule since last meeting FOR INFORMATION						
Payee	Reason	Gross £	VAT £	Net £	Budget	Within Budget
Unity Trust	Fees	6.00		6.00	Banking	Yes
Mark Robinson	Salary and Office Allowance (Nov)	1,319.40		1,194.40	Clerk's Salary	Yes
				125.00	Clerk's Office Allowance	Yes
Scottish Power	Electricity	402.29		402.29	Electricity	Yes
Payments FOR AUTHORISATION						
Don Fanstone	Audit	200.00		200.00		Yes
Andrew Thomson	Neighbourhood Plan	378.00		378.00		Yes
Johnsons	Community Newsletter	448.00		448.00		Yes