Minutes of the Additional Ordinary Meeting of Stapeley & District Parish Council held at Stapeley Community Hall on Thursday 31st July 2025

Attendance	
Chairman:	Cllr A Jacobs
Councillors:	Cllr B Astbury, Cllr R Carter, Cllr M Docker, Cllr S Ford, Cllr J Gibbs, Cllr J Hillman, Cllr Y Orungbemi, Cllr C Sirigou
Clerk:	Mr Wayne Salisbury
Other:	None
Apologies:	Cllr M Aspaturian, Cllr I Lurcock
Not in Attendance:	Cllr J Dickinson
Public:	0

Meeting started at 7:30 pm.

1. **To receive apologies for absence**
   Apologies for absence were received from Cllr M Aspaturian and Cllr I Lurcock.

2. **Declarations of Interest**
   Cllr Jacobs declared an interest in item 5, planning application 25/2669/FUL due to living in close proximity to the location of the application.

   Cllr Ford declared an interest in item 4, planning application 25/2328/FUL due to being a member of the Crewe Vagrants club which neighbours the site of the proposed development and item 5, planning application 25/2669/FUL due to living in close proximity to the location of the application.

   The Clerk as per the members requests granted a dispensation to allow Cllr Jacobs and Cllr Ford to participate in said items due to their interest being negligible and their contribution being important to the discussion due to be held.

3. **Public Participation.**
   No members of the public were in attendance.

4. **Planning**
   To consider the following planning applications.

Reference	25/2328/FUL
Type of Application	Full Planning
Location	Land Adjacent To Crewe Vagrants Rufc Newcastle Road, Nantwich, CW5 7EP
Proposal	Erection of health, fitness and racquets club, including three outdoor tennis courts within an enclosed air dome structure, four outdoor padel courts enclosed within a canopy, indoor and outdoor swimming pools, outdoor multi use court, outdoor battle box exercise facility, two indoor courts within a sports hall, gym and studio facilities, internal spa facilities and external spa garden, child activity area, lounge facilities including a business hub and terrace, together with ancillary facilities, car parking, servicing, landscaping and associated works.
Deadline for Comments	15th August 2025
Cheshire East | pa.cheshireeast.gov.uk | Application | 401061.	

RESOLVED: to submit the following comment to Cheshire East Planning Authority.

Stapeley & District Parish Council supports the application for the erection of a health, fitness and racquet club, on land adjacent to Crewe Vagrants RUFC, Newcastle Road, Nantwich, CW5 7EP.

We request that the following concerns and observations are fully addressed, either through additional information or through appropriate planning conditions.

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1. **Highway capacity and traffic generation**
   The applicant anticipates a membership of 6000, with 80% of trips by private car. This equates to a forecast of approximately 2700 additional vehicle movements per day. Newcastle Road is already constrained and the junction at Cheerbrook roundabout frequently operates at capacity. The Transport Statement does not assess impacts on the wider area beyond Cheerbrook Roundabout of London Road, Elwood Way or Broad Lane nor the cumulative effect of 3 existing housing applications. We request:

   - An updated Transport Assessment that models all key junctions and roads in the peak periods.
   - Clarification of the conflicting trip figures quoted in the Planning Statement and Transport Statement.
   - A package of mitigation works or financial contributions proportionate to the impact.

2. **Air-quality implications**
   Stationary traffic generated at peak times will contribute to localised pollution. A comprehensive Air Quality Assessment should be submitted, taking into account cumulative effects from committed developments in the wider Nantwich area.

3. **Cycling infrastructure**
   The submitted layout shows on-site cycle provision, yet no safe and continuous connection to the existing shared path that runs from Old Newcastle Road towards the A51 and Nantwich. A short extension would create a coherent route that would encourage active travel. We ask that a direct cycle path is available to access the development.

4. **Walking routes**
   Safer and suitable footpaths are needed along Newcastle Road and connecting streets to make walking to access the development a realistic option. The adjoining facility, Crewe Vagrants attracts many families and children and safety in the immediate area must not be impacted due to the development of the health club.

5. **Public transport accessibility**
   The nearest bus service operates from Willaston, roughly 1 kilometre away. We ask that the applicant works with the local transport authority to extend an existing route or introduce a new route. This will be vital so that employees of the health club can travel to work without the requirement of a car.

6. **Noise control**
   The proposed dome for tennis and the canopy over the padel courts offer limited acoustic insulation. External plant, notably multiple air-conditioning condensers and any standby generators, could add further noise at sensitive times. An environmental noise assessment should therefore be required, together with mitigation measures such as upgraded cladding, acoustic fencing, and time limitations on when any noise audible from a distance is permitted.

7. **Lighting and ecology**
   Floodlighting and column mounted luminaires risk significant glare and sky glow in this semi-rural location. We request a condition imposing a curfew that extinguishes non-essential outdoor lighting at a realistic time, alongside a lighting scheme that complies with Bat Conservation Trust guidance. Updated bat surveys and a bat-sensitive lighting design are also required.

8. **Visual impact of the tennis dome**
   At its stated height the dome will be prominent within the open landscape. Whilst the Visual impact assessment concludes that there will be minimal impact we remain unconvinced particularly during the winter months when there are no leaves on the trees. The design is totally out of keeping with the rural nature of the site.

9. **Demand and viability evidence**
   The supporting needs assessment concludes that membership targets are achievable, we are uncertain on if such a facility is demanded and required. We ask for additional evidence to validate the projected uptake.

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5. Planning

To consider any planning applications which have been received since the publication of this agenda.

Reference	25/2669/FUL
Type of Application	Full Planning
Location	Holly Cottage Wybunbury Lane, Stapeley, Nantwich, Cheshire East, CW5 7JP
Proposal	Retrospective approval for rebuilding of Agricultural Barn
Deadline for Comments	18th August 2025
Cheshire East | pa.cheshireeast.gov.uk | Application | 401087.	

RESOLVED: to submit the following comment to Cheshire East Planning Authority.

Stapeley & District Parish Council object to planning application 25/2669/FUL for retrospective approval for rebuilding of agricultural barn at Holly Cottage Wybunbury Lane, Stapeley, Nantwich, Cheshire East, CW5 7JP for the reasons set out below.

1. The building is not on the former barn's footprint and is not of the same shape or scale

Local Plan Strategy policy PG6 (Open Countryside) allow replacement structures only where they are sited on essentially the same footprint and are comparable in size and form. The submitted location plan shows that the new building has been repositioned, and the new structure does not sit in the same footprint. The design of the new building has been amended so that it now differs to the building which it has replaced.

2. Inadequate design detail

The application documents comprise a single elevation drawing without detailed scaled dimensions, the floor plan shows sectioning of the building into 6 rooms but does not provide further information on the reason for the sectioning and the use of each room. There is no materials specification to allow a full understanding of the building design.

3. Retrospective nature evidences non-compliance with the planning process

The barn has been substantially completed prior to the submission of any application. Proceeding without permission frustrates proper public scrutiny and undermines confidence in the planning system.

4. The building does not sit within an agricultural setting

The building stands within the domestic curtilage of Holly Cottage, with no active agricultural business associated with the property. The absence of an agricultural activity means the development does not meet the need that replacement barns must be genuinely required for agricultural purposes. The land referred to in the application actually forms part of the land included in the David Wilson Homes application for a future housing development.

5. Reasonable suspicion of future residential use

The barn's location, design and domestic context suggest it could readily be converted to a dwelling. The Parish Council is concerned that the current proposal represents a first step toward eventual residential use and that granting permission would create an undesirable precedent for further incremental development.

Meeting concluded at 8:25 pm.

Chairman…… Date……

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