Item 8 - Planning
To consider any planning applications which have been received since the publication of this agenda.

Reference	25/4830/FUL
Type of Application	Full Planning
Location	Crewe Vagrants Sports Club Newcastle Road, Blakelow, Nantwich, Cheshire East, CW5 7EP
Proposal	Construction of 1nr padel court with canopy over to the rear of the sports clubhouse.
Deadline for Comments	4th February 2026
Cheshire East | pa.cheshireeast.gov.uk | Application | 403384	

Please note the following planning application has been appealed to the secretary of state and any resolved comment will be submitted to the planning inspectorate.

Reference	25/1579/PIP
Type of Application	Full Planning
Location	Land To East Of Marylands, Stapeley,
Proposal	Construction of two new residential dwellings
Deadline for Comments	10th February 2026
Cheshire East | pa.cheshireeast.gov.uk | Application | 399999	

Comment previously submitted to Cheshire East.

Stapeley & District Parish Council objects to planning application 25/1579/PIP for the proposed construction of two residential dwellings on land to the east of Maylands. We would like to reiterate the concerns previously submitted in June 2024, as these points remain relevant.

1. Open Countryside and Settlement Boundary
The proposed development site is situated in open countryside and lies outside the defined settlement boundary. This is an area of open green space which is vital to the local ecosystem, providing important habitats for wildlife and contributing significantly to the environmental quality of Stapeley. The loss of this green space would have a detrimental and irreversible impact on local biodiversity and the natural landscape, which is highly valued by our community. The site lies within a designated nature improvement area, and we question how the introduction of two new dwellings can possibly be compatible with the objectives of this designation.

2. Environmental and Ecological Concerns
We would need to understand how existing trees will be protected and habitats maintained within the parameters of this proposal. We have not seen adequate information regarding this. The development would also fragment open countryside, and we urge the planning authority to consider the long-term environmental consequences of allowing development in this location.

3. Infill Policy
Planning policy states that development in open countryside should only be permitted where it constitutes infilling within an otherwise built-up frontage. This site does not meet that condition. There is no development to the east of the proposed site, and it is not connected to Maylands Park. The application itself acknowledges that it does not "strictly meet the criteria," but goes on to describe the scheme as a "logical infill to Maylands Park." In our view, this is not a valid justification and should not be accepted.

4. Covenant Restricting Development
We are aware of a covenant restricting development to the north of the site. We request further details on the nature and relevance of this covenant.

5. Highway Safety and Access Issues
The proposed development raises significant road safety concerns and access issues. The pavement along Broad Lane is narrow and unsuitable for increased pedestrian use. Broad Lane already experiences heavy traffic, and recent reports confirm that vehicle speeds routinely exceed the limit by an average of 8mph. When this route was previously considered as an alternative access for Maylands Park, the scheme included a roundabout, which presented a completely different scenario. We recommend that a thorough traffic and road safety assessment be carried out and that substantial improvements to local road infrastructure are considered before any development is permitted.