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| SANDBACH TOWN COUNCIL |
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Planning & Consultation Committee

This meeting will be clerked by Mike Wellings. Please ensure that all apologies are made directly to the clerk of the meeting no later than 6pm on the day of the meeting.

Agenda for the meeting to be held on Monday, 14 May 2018 at 7.00pm in the Sandbach Literary Institute, Sandbach.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chairman will reconvene the Planning Committee Meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 23 APRIL 2018.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 27.4.18 response to Cheshire East by 23.05.18

18/1732C 2 Brickfields, Bradwall Road, Sandbach, CW11 1RA

Side double storey extension comprising of hall, lounge and downstairs toilet on the ground floor and two additional bedrooms and a shower room on upper level.

Submitted WE 04.05.18 response to Cheshire East by 23.05.17

18/2068C Barclay's Bank, 2 Bold Street, Sandbach, CW11 1AS

Removal of ATM and Barclays bank signage and cameras, install new window to match existing infill opening with brickwork to match existing and re-instate window sill to match existing, all walls made good.

18/2133C 4 Raven Close, Sandbach, Cheshire, CW11 1SF

Single storey extension to rear of garage and extension over to create bedroom.

18/2108C 10 Mortimer Drive, Sandbach, CW11 4HS

Incorporation of side garden into rear garden and fencing off the side garden to secure; single storey rear extension; and single storey side extension.

- 18/2155C 8 Mill Hill Lane, Sandbach, CW11 4PN
Conservatory to rear of property.
- 18/2183C The Meadows, Hind Heath Road, Sandbach, CW11 3LZ
Proposed ground floor extension on rear of dwelling.
- 18/2154C 2 Swallow Drive, Sandbach, CW11 1SX
Rear facing single storey extension.
- 18/2189C 12 Roseway, Off Hassall Road, Sandbach
Proposed single storey rear extension.

Submitted WE 11.05.18 response to Cheshire East by 01.06.18

At time of posting, further applications were not available.

A supplementary list will be issued on the day of the meeting and an updated agenda posted on to Sandbach Town Council's website.

5. CONSULTATIONS

5.1 Local Transport Plan Consultation

[Document sent by email to Committee Members due to size and is available upon request]

Action: That the Document from the Cycle Working Group be submitted to Cheshire East Council as a Sandbach Town Council response to the Local Transport Plan Consultation.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received on 25th April 2018 concerning the Cheshire East Council Housing Strategy 2018-2023 Consultation.

6.2 Cheshire East Council

Email received on 3rd May 2018 advising of an appeal against an enforcement notice issued by Cheshire East Council to 46 Manor Road.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 04 June 2018 at 7pm in the Literary Institution.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

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| SANDBACH TOWN COUNCIL |
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Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday,
23 April 2018, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors R Hovey (Chairman)
 M Forster (Town Mayor)
 K Haines
 C Lowe
 A Smith
 G Price Jones

Also present was 1 member of the press.

1. APOLOGIES FOR ABSENCE

Councillors: M Lea-O'Mahoney
 J Cartlidge
 R Hoffmann
 P Eaton

2. DECLARATIONS OF INTEREST

Cllr Lowe declared a Non-Pecuniary interest in item 18/1572C as a customer of Crown Bank Dental practice.

The Chairman adjourned the meeting to allow questions from the Members of Public in attendance.

As there were no questions the Chairman immediately reconvened the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING & CONSULTATION COMMITTEE MEETING HELD ON 3 APRIL 2018

Resolved: That the minutes be approved as a true record of the meeting subject to a grammatical correction and the addition that Cllr Benson is to attend the Land North of Hind Heath Road appeal of the Hind Heath Road development on behalf of the Planning Committee if Cllr Eaton cannot.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 6.4.18 response to Cheshire East by 25.04.18

18/1569C Land East of Rushcroft, Congleton Road, Sandbach
Variation of condition 1 (plans) on application 16/6221C.

Resolved: No objection.

18/1661C 26 Forge Fields, Sandbach, CW11 3RN

Two storey rear extension.

Resolved: No objection.

Submitted WE 13.04.18 response to Cheshire East by 04.05.17

18/1727C 7 Hightown, Sandbach, CW11 1AD

Listed building consent for removal of existing shopfront and fascia and construction of a new shopfront in a traditional style.

Resolved: Members support this application given the involvement of the Heritage and Design officer.

18/1726C 7 Hightown, Sandbach, CW11 1AD

Removal of existing shopfront and fascia and construction of a new shopfront in a traditional style.

Resolved: Members support this application given the involvement of the Heritage and Design officer.

18/1572C Crown Bank Dental, 1 Crown Bank, Sandbach, CW11 1FW

Variation of condition (opening hours) on approval 05/0948/COU

Resolved: No objection.

18/1741C 52 Hawthorn Drive, Sandbach, CW11 4JH

Proposed single storey rear extension and remodelling of roof.

Resolved: No objection.

Submitted WE 20.04.18 response to Cheshire East by 09.05.18

18/1892C 31 High Street, Sandbach, CW11 1AH

Shop fascia signs.

Resolved: Members **OBJECT** to the current proposals and suggest that the applicant resubmits this application whilst referring to the Sandbach Conservation Area Signs Policy, in consultation with the Conservation and Heritage Officer. Members support the Officer's comments.

18/1888C 34 High Street, Sandbach, CW11 1AN

Change of use from Class A1/A2 to A4 drinking establishment.

Resolved: Members **OBJECT** to the this application due to the reasons detailed below:

- Previous applications for this business have detailed that there will be a delivery service from this address. Outside the address is a pedestrianised area and a contraflow cycling lane which Members are concerned will be blocked by delivery vehicles.

- There is no capacity or outside space to deal with waste, with the applicant stating (in the application form) that they will address this once the application has been approved.
- The long opening hours detailed in the application form would be extremely detrimental to the amenity of the residential accommodation that exists above and adjacent the address.

18/1970C 30 Mill Hill Lane, Sandbach, CW11 4PN

Front elevation first floor bay window extension, rear elevation ground floor extension and rear elevation first floor extension above an earlier ground floor extension.

Resolved: No objection.

5. CONSULTATIONS

5.1 Wrenbury-cum-Frith Neighbourhood Plan (Pre-submission version)

[Attached: Notification of Regulation 14 for the Wrenbury Neighbourhood Plan and feedback form]

Resolved: That this item be noted.

6. CORRESPONDENCE

6.1 Cheshire East Council

Notice of appeal, dated 11 April, relating to applications 17/2170C and 17/1721C (Dingle Farm, Dingle lane.)

Resolved: That this item be noted.

6.2 Cheshire East Council

Notice of appeal, dated 20 April, relating to application 17/4921C, 76 Palmer Road.

Resolved: That this item be noted.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 14 May 2018 at 7pm in the Literary Institution.

Meeting closed 7:52pm

Cllr R Hovey (Chairman)

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From: BUCKLEY, Gerard [<mailto:Gerard.Buckley@cheshireeast.gov.uk>]
Sent: 25 April 2018 12:24
To: Housing Policy CEC <HousingPolicyCEC@cheshireeast.gov.uk>
Subject: Housing Strategy

[Sent on behalf of Karen Carsberg. Strategic Housing Manager]

Dear Town Clerk,

Cheshire East Council Housing Strategy 2018-2023 Consultation

Thank you for taking part in the consultation for our new housing strategy, your contribution was important to us in shaping the final document.

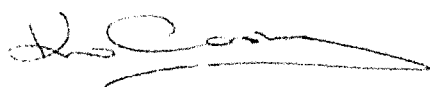
The Strategy has now completed the democratic approval process, so I am now in a position to respond to areas of your consultation feedback – please visit [Housing Strategy 2018-2023 Consultation](#) which includes the final Strategy, summary of comments / our responses and a full consultation report.

This is an important time for Cheshire East , as we seek to ensure housing remains key to the continued success we are experiencing through economic growth in the Borough. As you can appreciate, the development of the Strategy has been vital as we seek to create a strategic link between our stakeholders and the Council in shaping an approach to ensure all communities seek to benefit from key decisions of growth. As the Strategy state [page 6];

'In the process of achieving the successful outcomes, it is acknowledged that the Strategy will play a key role in contributing to the continued economic development of our borough, sustaining our unique character and identity and protecting our important environmental assets and heritage.'

Once again, please accept my appreciation for your contribution and look forward to working with you in the future.

Regards



Karen Carsberg
Strategic Housing Manager

Gerard Buckley
Housing Policy Officer, Strategic Housing
Cheshire East Council
Westfields
Middlewich Road
Sandbach
CW11 1HZ

Tel: 012706 [85827]
www.cheshireeast.gov.uk

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«AddressBlock»

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

Please ask for: Craig Wilshaw
Telephone number : 0300 123 5014
Email: planningappeals@cheshireeast.gov.uk

Dear Sir/Madam

Date: 3 May 2018

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174**

Site Address: 46 Manor Road, Sandbach, CW11 2ND
Alleged breach: Without planning permission, the erection of a dwellinghouse in the approximate position marked with blue hatching on the attached plan.
Appellant's name: Beth Milton & Jeremy Sanders
Appeal reference: APP/R0660/C/17/3190174
Appeal start date: 16 April 2018

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Cheshire East Council on 25 October 2017.

The enforcement notice was issued for the following reasons:

It appears to the Council that the above breach of planning control has occurred within the last four years.

The development results in loss of privacy to future occupiers and an unacceptable harm to the outlook for the occupiers of adjoining property contrary to Section 7 of the National Planning Policy Framework; Policy SE1 of the Cheshire East Local Plan Strategy 2010-2030; Policy GR6 of the Congleton Borough Local Plan First Review and Policy H2 Of the Sandbach Neighbourhood Plan 2010-2030.

The Council wishes to seek compliance with the aforementioned adopted Local Plan policies and national guidance.

The enforcement notice requires the following steps to be taken:

1. The existing 1.8m high concrete post and solid wooden panel fence on the eastern boundary of the land shall be retained and maintained intact from point A to B as indicated on the attached plan.
2. The two high level windows in the eastern elevation of the single storey element of the dwelling which are designed to serve the living room shall be obscurely glazed to a minimum level 3 and thereafter retained.
3. The building shall be completed in accordance with the details on plan ref 456 A.03.2 Rev C dated June 2015 submitted as part of discharge of condition application ref 16/0994D a copy of which is annexed to this Notice.

The appellant has appealed against the notice on the following grounds:

Ground (b) – that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

Ground (c) – that there has not been a breach of planning control.

Ground (f) – the steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.

Ground (g) – that the time given to comply with the notice is too short.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by emailing teame1@pins.gsi.gov.uk . If you do not have access to the internet, you can send **three** copies to:

Tracy Warry
The Planning Inspectorate
Room 3E, Hawk Wing, Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 31 May 2018. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. **6.2**

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection at Municipal Buildings, Earle Street, Crewe, CW1 2BJ between 9:00 am and 5:00 pm, Monday to Friday.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the Planning Portal.

Yours faithfully

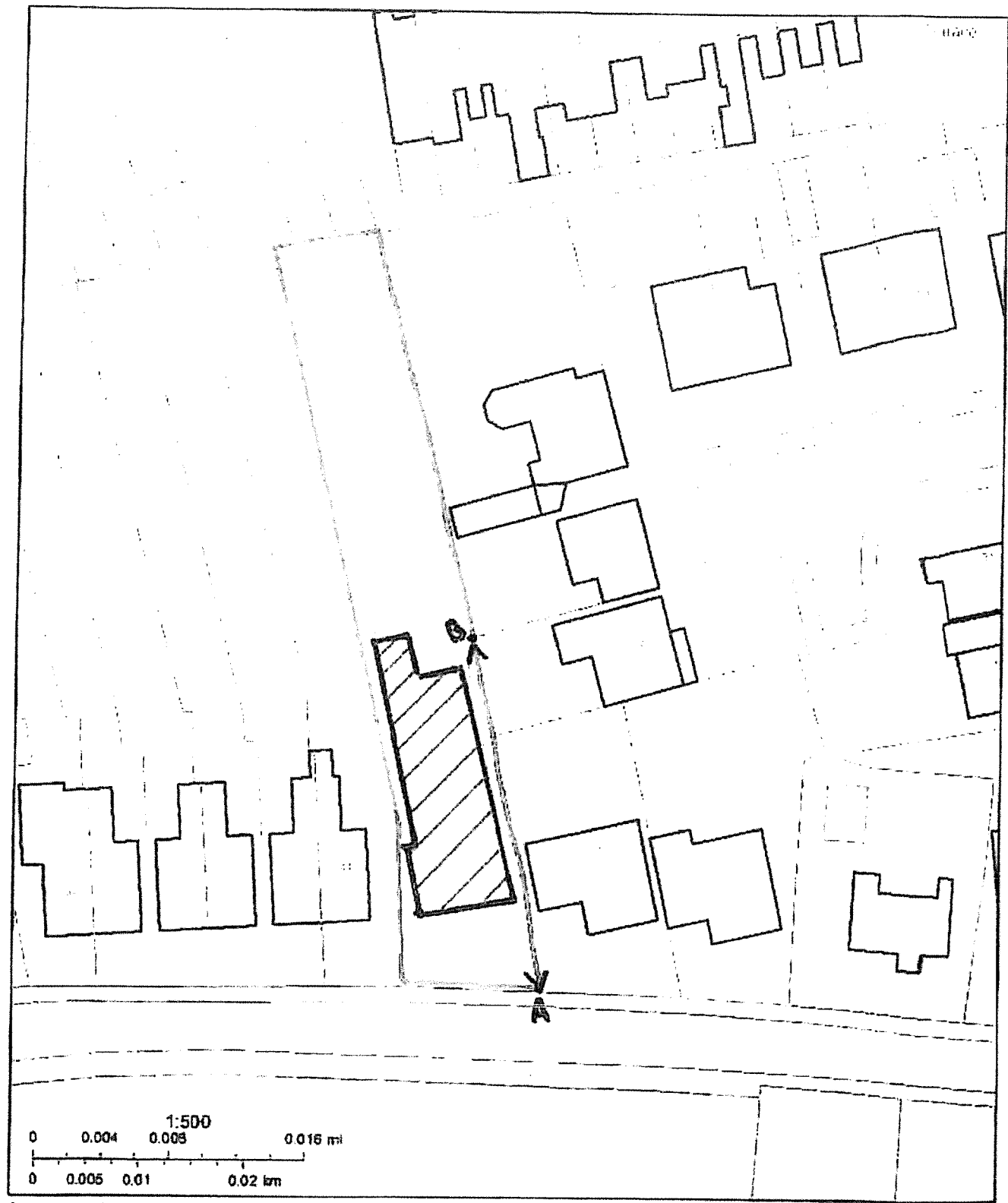
Craig Wilshaw

**Senior Planning Officer (Enforcement)
Development Management**

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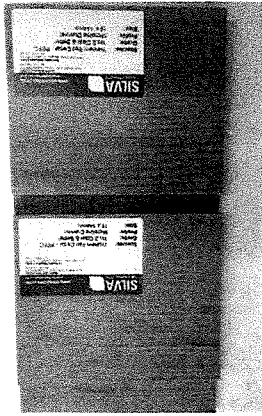
46 Manor Road, Sandbach



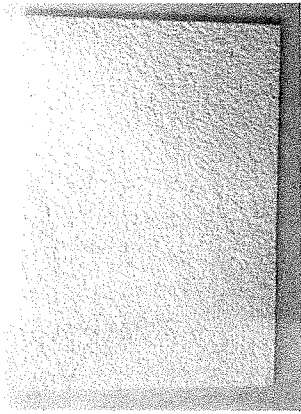
October 3, 2017



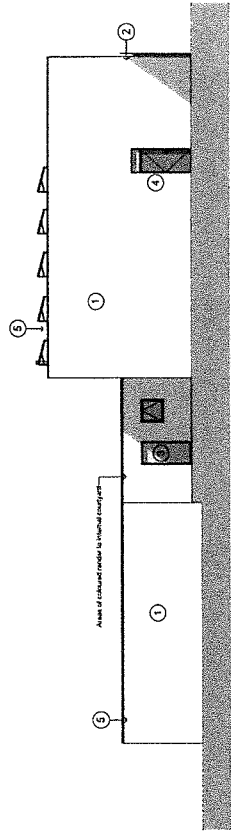
02 grade Western cedar - microline channel profile



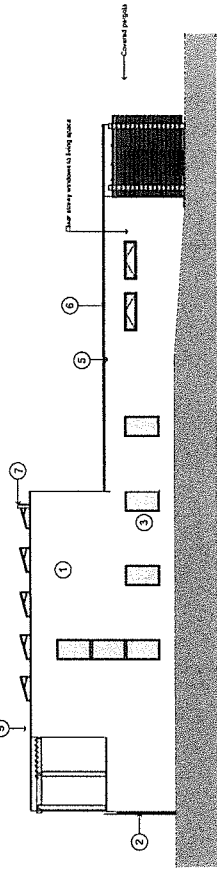
white render - 1mm texture grain



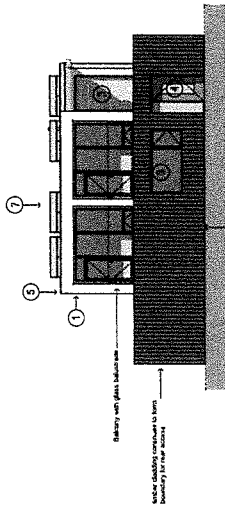
05A COL West Elevation 1:100



02A COL East Elevation 1:100



03A COL South Elevation 1:100

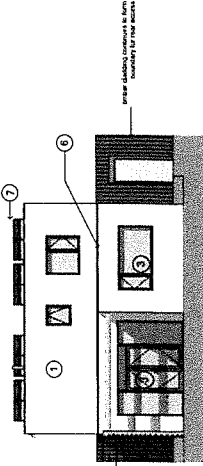


Material Specification:

Walls:

- ① Masonry plus external wall insulation and render (m.n.16)
- ② Timber cladding - Western Red Cedar
- ③ Windows/ Patio Doors - Antracite grey (RAL 7016)
High performance triple glazed aluminium/ timber composite.
- ④ Doors: High performance timber doors/ Flat roof, brown/black-chinese roof.
- ⑤ Roof: High performance triple glazed aluminium Passivhaus lantern
- ⑥ Photovoltaic panel array

01A COL North Elevation 1:100



Rev: A, Dec 15 - external lighting
Rev: B, Dec 15 - layout updated to
Rev: C, Dec 15 - external lighting
Rev: D, Dec 15 - external lighting

OXIG
OXIG CONSULTANTS

1111 Main Road
Lynburn
Christchurch
New Zealand

6

Project Name: Building for Planning application

Client: [Redacted]

Site: [Redacted]

Scale: 1:100

Date: 15 Dec 15

Drawn by: [Redacted]

Checked by: [Redacted]

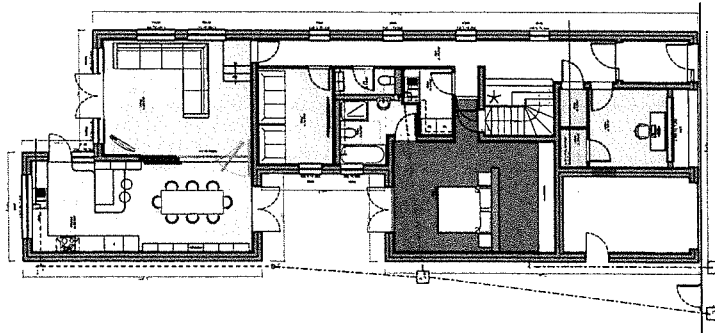
Project No: [Redacted]

Sheet No: 6 of 12

Scale: 1:100

Rev: C

0. Ground Floor 1:100



1. 1st floor 1:100

