

SANDBACH TOWN COUNCIL

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, 25 June 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 4 JUNE 2018.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 08.06.18 response to Cheshire East by 26.06.18

18/2651C Wilkinson House, London Road, Sandbach, CW11 3BF

Variation of condition 1 on 17/3845C – Variation on existing permission 16/6142C; Development of 3 dwelling houses, change of use of Wilkinson House from Class C2 care home to Class C3 dwelling house, improvement of existing access from London Road, construction of development roads and services and associated demolition works.

18/2638C 94 Bradwall Road, Sandbach, CW11 1GN

Window alteration to north east elevation, rear first floor extension, removal of gable roof from porch, larger front doorstep to balance porch and internal changes.

18/2781C 44 Newfield Street, Sandbach, Cheshire, CW11 1HE

Proposed single storey side/rear extension (re-submission of 17/1177C).

18/1133C Sandbach Hand Car Wash and Valeting, Congleton Road, Sandbach
Hand car wash and vehicle valeting.

18/2837C 10-12 Hightown, Sandbach, CW11 1AE

Listed building consent to build a new secure room and install 1no. new IDM, relocate 1no. new IDM and install 2no. new ATM's.

Submitted WE 15.06.18 response to Cheshire East by 03.07.18

18/2711C Elworth Hall Primary School, Lawton Way, Sandbach, CW11 1TE

Extension to the reception classroom providing new WC facilities. Part of phase 2 of internal refurbishment work in the school building.

Submitted WE 22.06.18 response to Cheshire East by 13.07.18

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 Woore Parish Council Neighbourhood Plan

Attached: Email dated 12 June 2018 advising that the Woore Neighbourhood Plan is at the public consultation stage and that representations are welcome.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 16 July 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.

18/2344C Land North of Hind Heath Road, Sandbach

Outline planning permission for up to 50 new dwellings, new planting and landscaping, car parking, vehicular access point from Hind Heath Road and associated ancillary works. All matters to be reserved with the exception of the main vehicular site access.

Resolved: Members are extremely disappointed that once again, the developer has not taken into account any comments made and **OBJECT** to this application due to the following:

- This development is within an area of separation shown in figure 3 of the Sandbach Neighbourhood Development Plan. Development in this area would close the area of separation which contravenes **Policy PC1** of the Sandbach Neighbourhood Development Plan.
- The site is outside the settlement zone line, as defined in **Policy PC3** of the Sandbach Neighbourhood Development Plan. This also contravenes **Policy PG6** of the Cheshire East Local Plan and retained policy PS8 from the Congleton Borough Local Plan which define and limit development in the Open Countryside.
- This development would have a negative effect on the movement of wildlife from Wheelock rail trail (reference area J, figure 5 Sandbach Neighbourhood Development Plan) which contravenes **Policy PC4** of the Sandbach Neighbourhood Development Plan
- Sandbach has already identified sites to meet its allocation as part of the Cheshire East Council Local Plan Strategy and 5 year Housing Supply.
- Members request that the Sandbach Extending Footpath Accessibility Document is considered with this application, particularly in relation to point 5. Members support comments made by the Sandbach Footpath Group which states that a footpath link from the Wheelock Rail Trail via the Abbeyfields area to Middlewich Road should be made.

Furthermore, Members are very disappointed that the developer hasn't incorporated any of the Town Council's comments, especially relating to the increase in traffic (and the safe management of it) and the effect on air quality after requesting a meeting with Members. Hind Heath Road appears to remain unlit which will be dangerous on an increasingly busy road, a problem which is compounded by the fact that the proposed access is on the inside of a bend which combined with the topography limits visibility. The proposed development is at a point on Hind Heath Road with no footpath on either side of the narrow road, with no safe access or crossing point to the recently constructed footpath/cycleway behind the hedge on the opposite side of the road.

Any proposal to light this section of Hind Heath Road, the Wheelock Railtrail or the new footpath/cycleway would emphasise the intrusion into the area of separation and disturb local wildlife.

Finally, Members are concerned that The Brine board is of the opinion that the site is within an area that has previously been affected by brine subsidence and future residual movements cannot be completely discounted.

18/2459C Houndings Lane Farm, Houndings Lane, Sandbach, CW11 4HJ
Outline application for new agricultural farm building.

Resolved: Members **OBJECT** to this application as no diversion has been put into place for Footpath 19. Footpath 19 must be done before this application is approved as it is currently blocked with no reassurance of it being reinstated. Members will reconsider this application if Footpath 19 is reinstated by the applicant.

18/2504C 14 Vicarage Lane, Sandbach, CW11 3BW
Proposed alterations and extension.

Resolved: No objection.

Submitted WE 25.05.18 response to Cheshire East by 12.06.17

18/2278C 12 Langley Close, Sandbach, CW11 1YJ

Front facing single storey extension, side facing black powder coated flue pipe and formation of pitched roof over existing first floor dormer.

Resolved: No objection providing that the flue built in accordance to Building Regulations and that the smoke doesn't affect the neighbours.

18/2395C 21 Mallard Place, Sandbach, CW11 3AW
Conservatory to rear of property.

Resolved: No objection.

Submitted WE 01.06.18 response to Cheshire East by 15.06.18

18/2346C Land to the East of Abbey Road, Sandbach

Reserved matters application following outline approval 14/1189C – Construction of up to 165 residential dwellings (Use class C3), vehicular access, public open space, new footpaths, landscape and ancillary works including a sustainable drainage system.

Resolved: Members **OBJECT** to this application due to the contravention of **Policy H2** of the Sandbach Neighbourhood Plan and **Policy SE 1** of the Cheshire East Local Plan Strategy. Three story houses shouldn't be adjacent to green space. The tallest houses should be in the middle of the development and not round the outside, as shown in the "Street Scenes Colour Plan".

Members also request that the Extending Footpath Accessibility document is taken into full account in terms of Point 5 - Abbey Fields to Wheelock Rail Trail. This will ensure that future accessibility to this site can be conveniently linked.

18/2599C Saxon Cross Service Station, Congleton Road, Sandbach, CW11 4SP
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New fascia, canopy and totem advertising for service station.

Resolved: No objection providing that "Saxon Cross " is not spelt "Saxton Cross' " on the signs, as it appears in the plans.

18/2626C 62 Abbey Road, Sandbach, CW11 3HA

Replacement detached garage.

Resolved: No objection.

18/2513C Wheelock Hall Farm, Crewe Road, Sandbach, CW11 4RE

Agricultural shed for the purpose of a milking parlour.

Resolved: No objection providing the footpath from Hooter Hall farm remains clearly visible.

18/2514C Wheelock Hall Farm, Crewe Road, Sandbach, CW11 4RE

Agricultural shed for housing cattle, feed and straw.

Resolved: No objection providing the footpath from Hooter Hall farm remains clearly visible.

18/2579C 2 Bradwall Road, Sandbach, CW11 1WB

The removal of the branded fascia, face-fixed signage and a projecting sign above ground floor and the repair of the brickwork, stone and render to the rear. Any new brickwork to be bonded in with a matching brick. The removal of the automatic teller machine, a receptacle for ATM receipts and a small braded sign from the Bold Street elevation and the making good of the brickwork to the rear, with any new brickwork bonded in with a matching brick. The removal of a night safe from the Bradwall Road elevation and the repair of the render to the rear. The removal of a branded sign the left of the entrance and the repair of the render to the rear.

Resolved: No objection providing that all the "Making Good" works use brickwork that matches the **ORIGINAL** brickwork of the building, specifically the brickwork that will be installed where the cash dispenser is. Members are disappointed to lose another local Bank.

18/2650C West View, Bradwall Road, Sandbach, CW11 1RA

Demolition of existing kitchen and construction of single storey rear/side extension including a remodelling of existing conservatory to form garden room.

Resolved: No objection.

7. CONSULTATIONS

7.1 Moston Neighbourhood Plan Consultation Comments

Resolved: Cllr Smith was thanked for producing the comments of behalf of the Committee. Cllr Hovey confirmed that the comments had been sent prior to the deadline.

7.2 STC Working Group on the refresh of the Draft CEC LTP Consultation Response

The Clerk of the Meeting explained that as this draft response was approved by Town Council on the 31st May, this item no longer needed to be considered.

8. CORRESPONDENCE

8.1 Cheshire East Council

Email received on 14 May 2018 concerning an informal on Wednesday 6 June for 17/2170C, Dingle Farm.

Resolved: That the correspondence be received and noted.

8.2 Cheshire East Council

Email received on 14 May 2018 concerning an informal on Wednesday 6 June for 17/2171C, Dingle Farm.

Resolved: That the correspondence be received and noted.

8.3 Cheshire East Council

Email received on 23 May 2018 concerning an appeal against the refusal of 18/1080C, 123 Crewe Road, Sandbach.

Resolved: That the correspondence be received and noted.

1. PLANNING AND CONSULTATION COMMITTEE CHAIR

Resolved: That Cllr Price Jones be appointed as Committee Chair.

2. PLANNING AND CONSULTATION COMMITTEE VICE-CHAIR

Resolved: That Cllr Hovey be appointed as Committee Vice-Chair.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 25 June 2018 at 7pm in the Literary Institution.

Meeting closed 8:32pm

Cllr R Hovey (Chairman)

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From: Edward West [mailto:edward.west@shropshire.gov.uk]

Sent: 12 June 2018 15:13

Subject: Woore Neighbourhood Plan - Regulation 16 Publication and Consultation

Dear Sir / Madam,

Woore Parish Council has prepared a Neighbourhood Plan in accordance with Regulation 15 of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

On 29 May, the Parish Council submitted their Neighbourhood Plan to Shropshire Council. The submission of the Woore Neighbourhood Plan is accompanied by a Basic Conditions Statement, a Consultation Statement and an SEA Screening Opinion prepared by Woore Parish Council.

Publication and consultation of the Neighbourhood Plan

As required by Regulation 16 of the Neighbourhood Planning Regulations, the Council is inviting representations during a public consultation on the submission version of the Woore Neighbourhood Plan.

The Woore Neighbourhood Plan, along with the supporting documents and information on how to make comments can be viewed on the Shropshire Council website at <https://www.shropshire.gov.uk/get-involved/woore-neighbourhood-plan/>

How do I make a comment?

Representations must have been received by Shropshire Council no later than **5pm on Tuesday 24 July 2018**. Representations received beyond this date will not be considered. Information on how to make comments can be viewed on the Shropshire Council website at <https://www.shropshire.gov.uk/get-involved/woore-neighbourhood-plan/>.

Hard copies of the Woore Neighbourhood Plan are available at the following locations for inspection during normal opening hours:

- Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
- Woore Country Store, 11 The Square, Woore, CW3 9SD

Notification

As part of your representation, you can request to be notified of the Council's decision whether to make (adopt) the Neighbourhood Plan under Regulation 19 of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

Next Steps

Following the consultation, the Council will collate and submit all the responses received and send these to the appointed Examiner, along with the submitted documents so that the Woore Neighbourhood Plan can be Examined.

Following the Examination, the appointed Examiner will produce an Examiner's Report and recommend if the Plan can be put to a public referendum. The Council must then consider the Examiner's report and make a decision on whether to put the Plan to public referendum or refuse the Plan. If agreed, the Council will arrange a referendum. If more than 50% of the votes at the

referendum are in favour of the Plan it will form part of Shropshire Council's Local Development Plan.

Kind regards

Eddie West
Principal Policy Officer
Shropshire Council
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e-mail: edward.west@shropshire.gov.uk