

## 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, 06 August 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.

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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.

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**3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 16 JULY 2018.**

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 20.07.18 response to Cheshire East by 07.08.18

18/3218C 9 Old Middlewich Road, Sandbach, CW11 1DP

Variation of Conditions 2 & 4 on 15/3379C – Construction of 13no one and two bedroom apartments.

18/3539C 29 Deans Lane, Sandbach, CW11 3HF

Proposed single storey rear and side extension.

18/3035C 51 Heath Road, Sandbach, CW11 2JU

Proposed extension.

Submitted WE 27.07.18 response to Cheshire East by 22.08.18

18/3627C Wheelock hall Farm, Crewe Road, Sandbach, CW11 4RE

Agricultural building.

18/3764T Sandbach School, Crewe Road, Sandbach, CW11 3NS

Trees 1 & 2 Limes, crown lift to 6 metres and reduce branches back to give a 4-5 metres clearance to Elm Cottage. Trees 3 & 4 Limes, crown lift to 6 metres.

Submitted WE 03.08.18 response to Cheshire East by 24.08.18

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 Well Managed Highways Infrastructure Consultation**

Attached: Email dated 5 July 2018 advising that the Well Managed Highways Infrastructure Consultation is now open and will run until 27<sup>th</sup> August. All associated information can be found on the attachment and the link on the attachment.

### **5.2 Wrenbury Neighbourhood Development Plan**

Attached: Email and associated information dated 24<sup>th</sup> July 2018 advising that Wrenbury Parish Council have submitted their Neighbourhood Plan to CEC, and that representations are welcomed until the 31<sup>st</sup> August.

## **6. CORRESPONDENCE**

None received.

## **7. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on Tuesday, 28 August 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.**



## 5. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 29.06.18 response to Cheshire East by 17.07.18

18/3148C The Cottage, 92 Manor Road, Sandbach, CW11 2LU

Construction of a replacement two storey 3 bed detached house.

**Resolved:** No objection.

18/2000C Land South of, Hind Heath Road, Sandbach

Removal of condition 30 on 10/2608C – Erection of up to 269 dwellings, Provision of Public Open Space, Highway Works and Associated Works.

**Resolved:** Members **OBJECT** to this application for the following reasons:

There is a need for footpaths to help link the isolated new development with the existing communities within Sandbach, especially the village of Wheelock. There is also a need for cycle paths avoiding busy rural roads, which this application should fully include within its provision. The Sandbach Neighbourhood Plan makes reference towards there being a need for an interconnected Town. This footpath would help satisfy this need as there are community facilities being enhanced in Wheelock and this path is a safe link to get to them.

It is not clear what was required of the developer in the original plan, beyond providing a link. The developer should be responsible for this path going all the way to the turning head within the Forge Fields housing development.

The provision of this path from the Bovis development will directly link the new estate to the existing cycle path with in the Forge Fields development and provide safe access to the adjoining canal towpath and football pitch.

Members request that if this application is successful in removing a community facility, the funds that were earmarked for this path should be given to Cheshire East Council to be used for another linking path within the immediate local area.

Submitted WE 06.07.18 response to Cheshire East by 19.07.18

18/3203C 75 Park Lane, Sandbach, Cheshire, CW11 1EN

Two storey side and first floor rear extension with associated alterations.

**Resolved:** No objection.

18/2291C 14 Holly Heath Close, Sandbach, CW11 4HU

Demolition of existing conservatory & proposed two-storey front/side extension, two-storey rear extension and single-storey side/rear extension.

**Resolved:** No objection. Having looked at an aerial view of the property, Members note that the TPO Trees already cover the garden in shade and don't believe the proposed extension will make the situation worse.

18/3330C 81 Congleton Road, Sandbach, CW11 1HP

Proposed two storey extension and alterations.

**Resolved:** No objection.

Submitted WE 13.07.18 response to Cheshire East by 02.08.18

18/3318C Knobs Well Cottage, Moss Lane, Sandbach, CW11 3PL

Demolition of existing buildings on site and construction of replacement dwelling.

**Resolved:** No objection.

18/3220C Training Centre, Hill Street, Sandbach, CW11 3JE

Erection of a three storey residential development comprising 30 apartments (Use Class C), Parking, associated access, landscaping and servicing.

**Resolved:** Members **OBJECT** to this application due to the following reasons:

- The development doesn't fit in with the area.
- There is a lack of sufficient parking for residents and visitors of the development.
- Sandbach has fulfilled its housing quota.

As a result of the above, this application is in contravention with the following policies: **PC2**, **H2** and **IFT2** of the Sandbach Neighbourhood Plan and **GR6** of the Congleton Borough Local Plan First Review Saved Policies.

18/3160C 123A Park Lane, Sandbach, CW11 1EJ

Garage conversion to ancillary accommodation.

**Resolved:** No objection. However, Members have concerns that the amount of daylight reaching the upstairs bedroom is very small.

18/3385C 16 Maple Close, Sandbach, CW11 4JL

Single storey rear extension.

**Resolved:** Members **OBJECT** to this application as it displays over intensive development which is affecting the amenity of their own garden.

## 6. CONSULTATIONS

### 6.1 Well Managed Highways Infrastructure Consultation

**Resolved:** That the Chairman of the Meeting is to coordinate all comments sent to him by Members and report back to the Committee at the next Planning Meeting, which takes place on 6<sup>th</sup> August.

### 6.2 Calveley Neighbourhood Plan

**Resolved:** That the Chair of the meeting is to send a response.

## 7. CORRESPONDENCE

### 7.1 Cheshire East Council

Attached: Email dated 6<sup>th</sup> July 2018 advising that the CEC Infrastructure Levy – Draft Charging Schedule has been submitted for independent examination.

**Resolved:** That email be received.

### 7.2 Matthias Bunte – Cycling UK

Email dated 16<sup>th</sup> July 2018 containing comments made about Planning Application number 18/2000C – Removal of condition 30 on 20/2608C, Footpath to Forge Fields.

**Resolved:** That the Clerk of the meeting writes to CEC in support of Matthias' email.

## 8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 6 August 2018 at 7pm in the Literary Institution.

Meeting closed 8:12pm  
Cllr G Price Jones (Chair)

MW

**From:** Well Managed Highway Infrastructure [<mailto:WMHI@Cheshireeast.gov.uk>]

**Sent:** 05 July 2018 17:35

**Subject:** Cheshire East Borough Council's Proposed Changes to Highways' Maintenance Priorities - Well Managed Highways Infrastructure Consultation

**Proposed Changes to Highways' Maintenance Priorities - Well Managed Highways Infrastructure Consultation**

Dear Consultee,

In response to the UK Roads Liaison Group's publication of the Code of Practice 'Well Managed Highway Infrastructure', Cheshire East Council is seeking views on its proposals to change its approach to Highway Safety Inspections, and its Winter Service activities. In order to support this consultation we have developed draft versions of a Highway Inspection Policy, a Highway Inspection Code of Practice, a Winter and Adverse Weather Service Policy and a Winter and Adverse Weather Plan Consultation 2018. This consultation is designed for identified stakeholders, organisations and members of the public to complete. The information you provide will help us to better align our management of the highway network with risk and usage levels.

A brief summary of the documents which are available to support the consultation is provided below:-

**Draft Highways Inspection Policy** – The Draft Highway Inspection Policy sets out the aims and overarching principles that are proposed by the Council in order to address the guidelines detailed in the UK Roads Liaison Groups Code of Practice Well Managed Highway Infrastructure(WMHI) and the obligations placed upon the Council under the Highways Act 1980.

**Draft Code of Practice for Highway Safety Inspections** – The Draft Code of Practice further develops the aims and overarching principles outlined in the Draft Highway Inspection Policy in order to evidence that the Council takes a responsible attitude to its duties as a highway authority and to provide a defence against claims under Section 58 of the Highways Act 1980. The draft document outlines the proposed approach to implementing a risk based approach to identifying, recording and prioritising highway defects for potential rectification. The document has been developed following the recommendations of WMHI and promotes the adoption of an integrated asset management approach and the establishment of local levels of service.

**Examples of the Old and New Inspection Process** – The examples of the old and new inspection process detail the proposed differences between the current and proposed inspection frequencies. The examples also detail network hierarchy classifications. The examples are indicative and are intended to show typical changes that may be seen on the network once the consultation has closed and the information gathered has been used to inform the Cheshire East Network Hierarchy. It should be noted that the indicative inspection frequencies will also be supplemented by inspections in response to defects reported to the Council.

**Draft Winter and Adverse Weather Policy** – The Draft Winter and Adverse Weather Policy sets out the aims and overarching principles that are proposed by the Council in order to address the guidelines detailed in the UK Roads Liaison Group's Code of Practice WMHI. The policy also addresses the obligations placed upon it relating to adverse weather under the Highways Act 1980 and modified by Section 111 of the Railways and Transport Act 2003.

**Winter and Adverse Weather Plan Consultation 2018** – This document describes the strategy to align the Adverse Weather Policy and Plan with the recommendations of WMHI, whilst also addressing the obligations placed upon the Highway Authority under the Highways Act 1980 and modified by Section 111 of the Railways and Transport Act 2003. The document describes how the treatment routes will be aligned to the network hierarchy and details further factors that will be considered in the formulation of the winter treatment network.

**The consultation will run between 5 July and 27 August 2018, the relevant documents and consultation can be accessed via the link below:-**

<https://surveys.cheshireeast.gov.uk/s/WMHIConsultation/>

Yours faithfully,

The Well Managed Highway Infrastructure Project Team



**From:** CEC NEIGHBOURHOOD PLANNING [mailto:[neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)]  
**Sent:** 20 July 2018 14:58  
**To:** CEC NEIGHBOURHOOD PLANNING <[neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)>  
**Subject:** Wrenbury Regulation 16 Neighbourhood Planning Consultation

Good Afternoon

**Wrenbury neighbourhood plan, regulation 16 consultation**

Wrenbury Parish Council have formally submitted the Wrenbury Neighbourhood Plan to Cheshire East Borough Council (please see attached notice).

The publicity period for the Wrenbury Neighbourhood Plan will be for six weeks between: **Friday 20<sup>th</sup> July 2018 to Friday 31<sup>st</sup> August 2018 until 7pm.**

For more information please visit the Wrenbury Neighbourhood Plan section of Cheshire East Borough Council's website. The link is provided below:

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/wrenbury-neighbourhood-plan.aspx>

You can make representations to the consultation as follows:

- Via our [consultation page](#)
- Via email - [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)
- Or by post to Neighbourhood Planning Team, Westfields, Middlewich Road, Sandbach, CW11 1HZ.

Please send your representations on the Wrenbury Neighbourhood Plan by Friday 31<sup>st</sup> August 2018 7pm.

For further information please contact the Neighbourhood Planning Team

Many thanks

Neighbourhood Planning Team  
01270 685893

## **Notice of Submitted Plan Proposal**

<b>Name of Proposed Plan:</b>	<b>Wrenbury Neighbourhood Plan</b>
<b>Name of Relevant Body:</b>	<b>Wrenbury Parish Council</b>
<b>Date Plan Submitted:</b>	<b>20.07.18</b>
<b>Consultation Period:</b>	<b>20.07.18 – 31.08.18</b>

### **Notice:**

Notice is hereby given that Wrenbury Parish Council has submitted a proposed Neighbourhood Development Plan to Cheshire East Council for consideration. Following a six week period of consultation an independent examination will be held. Upon publication of the examiners report Cheshire East Council are then required to make a decision on the plan proposal and issue a decision statement.

In accordance with Schedule 4B para 6(4) of the 1990 Act, Cheshire East Council are satisfied that:

- The qualifying body is authorised for the purposes of a neighbourhood development order to act in relation to the neighbourhood area concerned as a result of section 61F (of the Localism Act 2011)
- That the proposal complies with provision made by or under that section
- That the proposal and the documents and information accompanying it (including the draft neighbourhood development order) comply with provision made under paragraph 1 (of Schedule 4b of the 1990 Act)
- The body has complied with the requirements of regulations made under paragraph 4 (of Schedule 4B of the 1990 Act) imposed on it in relation to the proposal

The Wrenbury Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of Cheshire East Council's website:

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/wrenbury-neighbourhood-plan.aspx>

Representations on the plan may be made online via the Neighbourhood Planning pages of Cheshire East Council's website and in writing to: Neighbourhood Planning Team, Westfields, Middlewich Road, Sandbach, CW11 1HZ

Any representations made may include a request to be notified of Cheshire East Council's decision on the proposed plan.

Representations must be received no later than 7pm on 31<sup>st</sup> August 2018.

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)