

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, 16 July 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. COMMITTEE CO-OPTION

To co-opt Cllr Kathryn Flavell to the Planning and Consultation Committee.

4. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 25 JUNE 2018.

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.

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.

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.

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.

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

Proposed two storey extension and alterations.

Submitted WE 13.07.18 response to Cheshire East by 03.08.18

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.

6. CONSULTATIONS

6.1 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 27th August. All associated information can be found on the attachment and the link on the attachment.

7. CORRESPONDENCE

7.1 Cheshire East Council

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

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.

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

18/2638C 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.

Resolved: No objection.

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

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

Resolved: No objection.

18/1133C Sandbach Hand Car Wash and Valeting, Congleton Road, Sandbach

Hand car wash and vehicle valeting.

Resolved: Members **OBJECT** to this application due to the site affecting the amenity of the neighbouring properties including the adjoining house that is up for sale and several new houses in the immediate area. In a more complete application, Members would like to see evidence of parking considerations through the use of parking spaces on the site.

As a result of the above, this application is in contravention of Planning Policy GR6 of the Saved Policies of the Congleton Borough Local Plan.

Members are happy with the principal of the business existing on this site once all issues are resolved.

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.

Resolved: No objection, Members welcome the investment being made into this branch. They do hold concern however over the loss of the face to face contact with bank staff.

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.

Resolved: No objection. Members support this application.

Submitted WE 22.06.18 response to Cheshire East by 15.06.18

17/5070C Former Albion Chemical Works, Booth Lane, Moston, Cheshire.

(AMENDED PLANS/DETAILS)

Outline Planning Permissions (Revisions to 09/2083C) in respect of zones 2,5 and 6, to provide up to 100 residential units (C3) plus Care Home (C2) or 120 residential units, up to 2,600SQM of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1), with public open space and associated infrastructure.

Resolved: No objection, Members welcome the reduced density of housing. Members would like clarification however, on the line of the public footpath that crosses the site, as it is unclear what is happening to it.

18/2923C 56 Park Lane, Sandbach, CW11 1EP

Construction of one new dwelling on site as an infill property
(Resubmission of 17/2763C).

Resolved: No objection.

18/2994C Land Opposite 8 Pine Grove, Sandbach, CW11 4JJ

Small dormer style detached dwelling.

Resolved: No objection.

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.

Resolved: That the Consultation be noted. Members are taking no further action due to the distance between Woore and Sandbach.

6. CORRESPONDENCE

6.1 Matthias Bunte – Cycling UK

Email dated 19th June 2018 regarding Cycling UK's comments on application 18/2344C – Hind Heath Road, Sandbach.

Resolved: That the Correspondence be noted and Matthias/Cycling UK are thanked for their valuable contribution.

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.

Meeting closed 7:46pm

Cllr G Price Jones (Chair)

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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

Subject: [OFFICIAL] Notice of Submission for Examination of the Cheshire East Community Infrastructure Levy - Draft Charging Schedule

Dear Sir / Madam,

I am writing to you as you have made a representation to Cheshire East Council's draft CIL Charging Schedule and have requested to be notified of its submission for Examination. Notice is hereby given in accordance with the appropriate regulations that Cheshire East Council has submitted the Cheshire East Community Infrastructure Levy – Draft Charging Schedule for independent Examination by Nigel Payne of Intelligent Plans and Examinations (IPE) Ltd. Full details are provided in the attached letter.

Yours sincerely

Adrian Fisher
Head of Planning Strategy
Cheshire East Council

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Planning & Environment
Westfields
c/o Municipal Buildings, Earl Street,
Crewe, CW1 2BJ
01270 685893
adrian.fisher@cheshireeast.gov.uk
www.cheshireeast.gov.uk

DATE: 6 July 2018

OUR REF: AF/SP

YOUR REF:

Dear Sir/Madam,

**NOTICE OF SUBMISSION FOR EXAMINATION OF THE CHESHIRE EAST COMMUNITY
INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE**

PLANNING ACT 2008 (AS AMENDED BY THE LOCALISM ACT 2011)

COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)

I am writing to you as you made a representation on the Council's draft CIL Charging Schedule and have requested to be notified of its submission for examination.

Notice is hereby given in accordance with the above Regulations that Cheshire East Borough Council has submitted the Cheshire East Community Infrastructure Levy – Draft Charging Schedule for independent Examination by Nigel Payne of Intelligent Plans and Examinations (IPE) Ltd.

The Community Infrastructure Levy (CIL) is a planning charge on new development to help fund infrastructure. The CIL Draft Charging Schedule sets out the proposed charging rates by development type and location across Cheshire East (excluding the area within the Peak District National Park). It can be viewed and downloaded, together with the supporting documentation submitted to the Examiner, on the Cheshire East Council website at:

www.cheshireeast.gov.uk/localplan

The submitted documents are as follows:

- Community Infrastructure Levy – Draft Charging Schedule
- Draft Charging Schedule Report of Consultation
- The representations received by consultation point including any attachments
- Draft Charging Schedule Report of viability evidence
- S106 and CIL Position Statement
- Infrastructure Projects Document
- Draft CIL Policy Document
- Infrastructure Delivery Plan Update
- Local Plan Strategy 2010 – 2030

OFFICIAL

A copy of each submitted document (apart from the representations received and the Infrastructure Delivery Plan Update) is available for inspection at: the Customer Service Centres at Delamere House in Crewe and the Town Hall in Macclesfield, as well as at Council offices in Crewe (Municipal Buildings) and Sandbach (Westfields). In addition, a copy of the Draft Charging Schedule is available for inspection at all public libraries in Cheshire East (including the mobile library service).

The independent examination of the Council's CIL Draft Charging Schedule is a continuous process running from submission through to the receipt of the Inspector's report. Part of the process will involve hearing sessions where those invited to attend will have the opportunity to respond to matters raised by the Inspector.

The examination hearing sessions are scheduled to take place at the Assembly Room in Macclesfield Town Hall on 12 and 13 September 2018. Further details will be provided to participants and made available on the Council's website nearer the time.

For further information regarding the CIL Draft Charging Schedule, please contact the Spatial Planning Team by emailing CIL@cheshireeast.gov.uk or by telephoning 01270 685893.

For further information regarding the examination, please contact the Programme Officer, Miss Kerry Trueman:

- Post: Programme Officer Solutions Ltd, 32 Devonshire Place, Prenton, Wirral, CH43 1TU
- Email: programmeofficer@cheshireeast.gov.uk
- Telephone: 07582 310 364

The Spatial Planning Team has published a privacy notice relating to how we process and store personal data. The privacy notice can be viewed here:-
<https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/spatial-planning-privacy-notice.pdf>

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Fisher', with a long horizontal flourish extending to the right.

Adrian Fisher
Head of Planning Strategy

OFFICIAL