

## 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 Tuesday, 28 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 06 AUGUST 2018.**

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 10.08.18 response to Cheshire East by 29.08.18

18/3956C 116 Heath Road, Sandbach, CW11 2LE

Demolition of existing conservatory and erection of rear facing single storey extension.

18/3989C Sandvorne, Bradwall Road, Sandbach, CW11 1RA

Single storey rear extension to the existing bungalow. Replacement windows and doors. Introduction of art stone window sills. Modifications to the existing part rendered walls by extending down to the dpc line. Internal alterations.

18/4028C 8 Emerald Drive, Sandbach, CW11 4ND

Proposed two story extension and single storey extension with pitched roofs.

18/3920C Knobs Well Cottage, Moss Lane, Sandbach, CW11 3PL

Increase in ground level to land adjacent to canal to prevent flooding.

Submitted WE 17.08.18 response to Cheshire East by 05.09.18

18/3736C Parkhouse Residential Home, Congleton Road, Sandbach, CW11 4SP

A 25 bed dementia unit, the provision of associated car parking, landscaping to provide a secure outdoor living space and to provide a planting belt to Old Mill Road, staff accommodation, upgrading the Congleton Road access and extending the road to the rear of the retirement village.

18/3980C Station Yard, Unit 7, Station Road, Sandbach, CW11 3JG

Change of use to gym/leisure facility (Class D2). Closure of open storage area with wall, window and double doors.

18/2625C 1 Crown Bank, Sandbach, CW11 1FW

Advertisement consent for fascia signs on each side of the building with one hanging sign.

18/4126C The Meadows, Hind Heath Road, Sandbach, CW11 3LZ

Proposed ground floor extension on rear of dwelling.

18/4174C 37 Princess Drive, Sandbach CW11 1BP

Front elevation dormer extension to a dormer bungalow.

Submitted WE 24.08.18 response to Cheshire East by 14.09.18

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 CEC Cemeteries Strategy**

Email dated 20<sup>th</sup> July 2018 regarding CEC Cemeteries Strategy. All the associated info can be found at the link on the email. The closing date for comments is Friday 14<sup>th</sup> September 2018.

### **5.2 Moston Neighbourhood Plan**

Email dated 31 July advising that the consultation period for Moston Neighbourhood Plan is now open until Friday 14<sup>th</sup> September 2018.

### **5.3 Middlewich Neighbourhood Plan**

Email dated 8 August advising that the consultation period for the Draft Neighbourhood Plan for Middlewich is now open until Wednesday 19<sup>th</sup> September 2018.

## **6. CORRESPONDENCE**

### **6.1 Cheshire East Council**

Email dated 9 August advising that application 18/0513C has been taken to appeal. Written representations should be submitted by 11<sup>th</sup> September 2018.

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

The next Planning Committee meeting will take place on Monday, 17 September 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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- A Higher Boundary treatment is needed between the rear of the three storey block and the private houses on Chapel Street to maintain privacy and security.
- The application is unsympathetic to its surrounds and is in the Conservation Area.

Members noted that these concerns weren't part of the current application and they would only be able to comment on the variation of conditions. Members of the public were directed towards the Cheshire East Ward Cllr, Cllr Moran, and Planning enforcement.

As there were no other members of the Public present wishing to speak, the Chair reconvened the meeting.

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

**Resolved:** That the minutes be approved as a true record of the meeting.

### 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.

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

- The plans appear to show the rear fire doors opening onto a passage at the back of the building. As there is no exit from this passage, this creates a dangerous situation.
- There are issues surrounding privacy and security for neighbouring properties meaning a more appropriate boundary treatment is required.

It was also resolved that the Clerk and Chair of the meeting write a letter to Cheshire East Planning detailing the concerns highlighted by residents during the public speaking time.

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

Proposed single storey rear and side extension.

**Resolved:** No objection.

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

Proposed extension.

**Resolved:** No objection.

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.

**Resolved:** No objection.

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.

**Resolved:** No objection.

Submitted WE 03.08.18 response to Cheshire East by 21.08.18

18/3469C 6 Elworth Street, Sandbach, CW11 1HA

Listed Building Consent to create an access point from the kitchen to the living room in the form of a small archway, proportionally in keeping with existing internal doorways. This would be a minor alteration to an original wall (kitchen side); the other side of the wall is a stud wall from an extension to the house in 2008.

**Resolved:** No objection.

18/3795C Field House, 40 Congleton Road, Sandbach, CW11 1HJ

Proposed alterations and single storey extension.

**Resolved:** No objection.

18/3890C 3 Arley Walk, Sandbach, CW11 3ZN

Proposed single storey rear extension.

**Resolved:** No objection.

18/3863C 19 Coldmoss Drive, Sandbach, CW11 4HW

Single storey rear extension.

**Resolved:** No objection.

18/3812C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Listed Building Consent for the refurbishment of 11 timber dormer windows with minor design changes. Replace existing reception and back door with hardwood bespoke timber door like for like. Dismantle and rebuild a wall to the memorial garden that has been partly demolished due to extensive vegetation growth (attached to listed building). Reroofing with a mix of decorative tiles and new plain clay tiles to include works to rainwater foods and soffits and fascias. New Air bricks to improve ventilation and overheating.

**Resolved:** No objection. Members support this refurbishment of elements of a key listed building in Sandbach.

## 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.

**Resolved:** That the Vice Chair is to gather the thoughts of the Committee and submit a response.

## 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.

**Resolved:** That the response drafted by the Chair is submitted by the Clerk.

## 5.3 CEC Cemeteries Strategy

Attached: Email dated 20<sup>th</sup> July 2018 regarding CEC Cemeteries Strategy. All the associated info can be found at the link on the email. The closing date for comments is Friday 14<sup>th</sup> September 2018.

**Resolved:** That this item be deferred until the meeting taking place on 28 August 2018 to enable Members to look at the Consultation.

## 5.4 Moston Neighbourhood Plan

Attached: Email dated 31 July advising that the consultation period for Moston Neighbourhood Plan is now open until Friday 14<sup>th</sup> September 2018.

**Resolved:** That this item be deferred until the meeting taking place on 28 August 2018 to enable Members to look at the Consultation.

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

Email dated 1st August 2018 advising that 18/2344C – Land North of Hind Heath Road is due to be considered at Southern Planning on the 8<sup>th</sup> August 2018, and that there will be an opportunity for Public participation.

**Resolved:** That the correspondence be received and noted.

## 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.

Meeting closed 8:35pm

Cllr R Hovey (Chair)

MW



**Subject:** [OFFICIAL] A new Cheshire East Cemeteries Strategy

Cheshire East Council has produced a new Cemeteries Strategy for the borough. The strategy ensures that the provision of cemeteries meets local needs for existing and future residents within Cheshire East. Specialist consultants Harrison Design Development have been appointed to carry out this work on our behalf, who will be gathering information and evidence from many sources.

The Cemeteries Strategy aims to:

- Describe the council's current obligation to maintain and receive closed burial grounds.
- Assess current cemetery provision in terms of capacity.
- Assess future demand for burial space with reference to population, demographics and projected local plan housing growth.
- Recommend future policy for cemetery provision.
- And in the light of modern trends to advise the council whether the current cemetery regulations are still fit for purpose and whether they require modernising.

**A public consultation process will be undertaken to enable participation in the process which will be available at**

**[https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/consultations/consultations.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultations.aspx)**

Please do look through it and tell us what you think about the strategy, as we value all comments and suggestions you might have.

Regards

Leeanne

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## **Notice of Submitted Plan Proposal**

<b>Name of Proposed Plan:</b>	<b>Moston Neighbourhood Plan</b>
<b>Name of Relevant Body:</b>	<b>Moston Parish Council</b>
<b>Date Plan Submitted:</b>	<b>30.07.18</b>
<b>Consultation Period:</b>	<b>31.07.18 – 14.09.18</b>

### **Notice:**

Notice is hereby given that Moston 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 Moston 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-g-m/moston-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 Friday 14<sup>th</sup> September 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)

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Dear Consultee

**Notification of Formal Public Consultation on the Middlewich Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)**

I am writing to advise you that the Middlewich Draft Neighbourhood Development Plan (NDP) has been published for consultation by Middlewich Town Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning steering group of local town councillors and interested residents on behalf of the Town Council, building on extensive informal public consultation and engagement undertaken since 2014, including on an emerging First Draft Plan in Spring 2018.

**The consultation period runs for 6 weeks from 8<sup>th</sup> August to 19<sup>th</sup> September 2018**

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website:

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- The Victoria Building, Middlewich Library, 28 Hightown
- A drop-in session in the Victoria Hall on Thursday 6<sup>th</sup> September 2018 6-8pm and at the Mexon Market on Wheelock Street on Saturday 15<sup>th</sup> September 10am-12noon

Hard copies of the Draft Plan will be provided on request from the Town Clerk, Victoria Building, Lewin Street, Middlewich CW10 9AS, 01606 833434, [clerk@middlewich.org.uk](mailto:clerk@middlewich.org.uk)

A Representation Form is provided for comments, but the Town Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to Jonathan Williams, Town Clerk (details as above).

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Cheshire East Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Cheshire East Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local

Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Cheshire East Council and used to help determine planning applications in the parish of Middlewich.

If you require any further information, please contact the Town Clerk at the address provided above.

5.3

Yours Sincerely

*Jonathan Williams*

Jonathan Williams

Town Clerk

Miss A L Banks,  
Clerk to Sandbach Town Council  
SANDBACH LITERARY INSTITUTE  
HIGHTOWN  
SANDBACH  
CW11 1AE

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

Please ask for: **Edward Cratchley**  
Direct dial: **01270 686731**  
E-Mail: [edward.cratchley@cheshireeast.gov.uk](mailto:edward.cratchley@cheshireeast.gov.uk)

Dear Sir/Madam

Date: **09-Aug-2018**

Application No: **18/0513C**  
Proposal: **Prior approval for a change of use from storage to dwellinghouse.**  
Location: **The Bakehouse, 3 Marsh Green Road, Sandbach, CW11 3BH**

Following refusal of prior approval, I am writing to advise you, that an appeal has been made to the Secretary of State in respect of the above planning application, and is to be dealt with by means of Written Representations, with a site visit by an Inspector from the Planning Inspectorate.

You are invited to comment on the appeal on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by letter in triplicate, to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the appeal reference APP/R0660/W/18/3204999 within 5 weeks of the Appeal Start Date of 7 August 2018. Representations received after the deadline of 11 September 2018 will not normally be seen by the Inspector and will be returned. However, I must point out that copies of all letters will be sent to both the Appellant and the Borough Council. Any comments already made on the related application for planning permission (unless they are expressly confidential), will also be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account in deciding the appeal. Any changes to these comments should be sent direct to the Planning Inspectorate at the above address.

A copy of the booklet Guide to Taking Part in Planning Appeals is available through 'publications' on the Planning Inspectorate website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> When made the appeal decision will be published on the Planning Portal.

A copy of the Appellant's grounds of appeal is available to view online at [www.cheshireeast.gov.uk/planning](http://www.cheshireeast.gov.uk/planning) or at any office of the Council which has internet viewing facilities for the public. Other documentation will be uploaded to the website when it becomes available during the appeals process.

Yours faithfully

*Edward Cratchley*

**Planning Officer  
Development Management**