

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 02.02.18 response to Cheshire East by 20.02.18

18/0440C 12 Coleridge Close, Sandbach, CW11 3NN

Bedroom/bathroom conversion and extension for disabled use.

Resolved: No objection.

18/0380C 24 Fairfield Avenue, Sandbach, CW11 4BW

Proposed attached dwelling.

Resolved: No objection.

18/0446C Waitrose, Brookhouse Road, Sandbach, CW11 4BD

Installation of 2no. new automatic number plate recognition cameras and 1no. camera column to the Waitrose car park.

Resolved: No objection.

18/0549C 8 Kidsgrove Close, Sandbach, CW11 3DR

Demolition and replacement of existing garage, re-submission of previous application ref 17/4137C.

Resolved: No objection.

18/0472C Gwyndy, 241 Crewe Road, Sandbach, CW11 4PZ

Extension and alterations to existing dwelling.

Resolved: No objection.

18/0317C Land North of Hind Heath Road, Sandbach

Outline planning application for up to 50 dwellings, new planting and landscaping, car parking, vehicular access point and associated ancillary

Resolved: Members **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.

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.

18/0565C Sandpiper, 62 The Hill, Sandbach, CW11 1HT

Advertisement consent for 2no. internally illuminated fascia's, 1no. internally illuminated projecting sign and 6no. non-illuminated wall mounted panels.

Resolved: No objection.

Submitted WE 09.02.18 response to Cheshire East by 26.02.17

18/0560C 2 Alderley Close, Sandbach, CW11 1YX

Two storey side extension.

Resolved: No objection.

18/0569C 16 Maple Close, Sandbach, CW11 4JL

Construction of single storey front extension.

Resolved: No objection.

18/0563C Land to the East of, School Lane, Sandbach Heath, Sandbach

New dwelling.

Resolved: Members **OBJECT** to this application due to an over intensive use of the plot in comparison to other plots on this site. Furthermore, this over intensive use leads to a lack of amenity/privacy on the plot in terms of a small back garden. This is contrary to the Sandbach Neighbourhood Plan policy H2 relating to the design and layout of of developments, specifically the density and character of this site, as neighbouring dense residential development transforms into open countryside at the edge of the settlement, and retained policy GR6.

18/0698C 37 Belmont Avenue, Sandbach, CW11 1BT

Side dormer window to shower room.

No plans were available on the CEC Website and so Members were unable to comment on this application. Members did comment that if the application has frosted glazing, then they see no grounds for objection.

18/0705C 68 Bradwall Road, Sandbach, CW11 1GH

Proposed alterations and extension.

Resolved: No objection.

18/0611T Land in front of 4 to 14 Bath Street, Sandbach

Safety works along the Bath Street. Highway Crown Lift to all trees including one Sycamore with TPO. Affecting the highway and to uncover street lights for public safety. Works will be kept to a minimum give clearance for approx. 3 years growth keeping pruning to small branches, no thicker than 100mm.

Resolved: No objection.

Submitted WE 16.02.18 response to Cheshire East by 08.03.18

18/0652C 10 Abbeyfields, Park Lane, Sandbach, CW11 1EP

Listed Building Consent for demolition of existing lean to/conservatory, replacement of ground floor windows and doors and internal layout alterations.

Resolved: No objection.

18/0850C 129 Middlewich Road, Sandbach, CW11 1FH

Single storey rear extension and first floor terrace. Extension to existing roof dormer.

Resolved: No objection.

18/0526C 22 Arley Walk, Sandbach, CW11 3ZN

Single storey flat roof extension to rear of property, with glazed roof lantern. To form enlarged kitchen and dining area.

Resolved: No objection.

18/0433C Field House, 40 Congleton Road, Sandbach, CW11 1HJ

Proposed change of use of 40 and 40A Congleton Road to form a Funeral Parlour.

Resolved: That this item be deferred until the next meeting due to a lack of documents available online that could address concerns over screening of the access and internal layout of the buildings to maintain the dignity of the deceased and minimise distress to adjacent residents.

18/0833C The Meadows, Hind Heath Road, Sandbach, CW11 3LZ

Proposed ground floor extension on rear of dwelling.

Resolved: No objection.

5. CONSULTATIONS

None received

6. SANDBACH TOWN CYCLING PLAN

[The Plan will be attached to the Committee summons email, and is available as a paper copy by request]

Lead: Cllr R Hovey

Action: To approve the Sandbach Town Cycling Plan.

Resolved: That the current version of the plan be approved and published on the council website, subject to some minor changes which will be

communicated to the group by the Chairman of the Planning and Consultation Committee. Members look forward to reviewing the document again once the final sections are added.

7. CORRESPONDENCE

7.1 Mr. Richard Hamilton

Letter received on the 5th January concerning Elworth Hall Farm Section 106 Highway contributions.

Resolved: The Committee thanks Mr. Hamilton for the information contained in his letter. The Chairman and the Clerk are to write a letter to CEC and ask for an update.

7.2 Cheshire East Council

Email received on the 5th February 2018 advising of a new TPO at Sandbach – Land to the West of Bradwall Road.

Resolved: That the correspondence be welcomed and noted.

7.3 Cheshire East Council - Conservation

Email received on the 16th February 2018 concerning proposed changes to the Demeter Wholefoods Shopfront at 15 Welles Street (17/6279C).

Resolved: That the Clerk of the meeting is to write to the Planning Officer and Convey that the Committee are happy to see the new Plans that incorporate the requirements of the Conservation Officer and now fully support the application.

7.4 Cheshire East Council

Email received on the 19th February 2018 concerning the Notice of Submitted Plan Proposal for Handforth Parish Council.

Resolved: That the Correspondence be noted.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 12 March 2018 at 7pm in the Literary Institution.

Meeting closed 8:48pm
Cllr R Hovey (Chairman)

MW