

**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.**

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

Agenda for the meeting to be held on Monday, 19 February 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 29 JANUARY 2018.**

**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.

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

Proposed attached dwelling.

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.

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

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

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

Extension and alterations to existing dwelling.

- 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 works.
- 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.

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.
- 18/0569C 16 Maple Close, Sandbach, CW11 4JL  
Construction of single storey front extension.
- 18/0563C Land to the East of, School Lane, Sandbach Heath, Sandbach  
New dwelling.
- 18/0698C 37 Belmont Avenue, Sandbach, CW11 1BT  
Side dormer window to shower room.
- 18/0705C 68 Bradwall Road, Sandbach, CW11 1GH  
Proposed alterations and extension.
- 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.

Submitted WE 16.02.18 response to Cheshire East by 09.03.18

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**

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.

## **7. CORRESPONDENCE**

### **7.1 Mr. Richard Hamilton**

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

### **7.2 Cheshire East Council**

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

## **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.

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- He is not comfortable with the procedure that has been followed. The Legal team at CEC say that they have no instructions to sell the land, but documentation say that CEC are trying to 'dispose' of it.
- How will the new owner deal with the existing telephone mask that is excluded from the sale?
- The feeling that CEC hasn't thought this disposal through, with the Legal Team rushing the process.

Mr Boxer asked if the Committee can use their influence to get to the bottom of the situation. He believes that the site would be better if left and preserved as a wildlife resort.

Following the questions, the Chairman reconvened the meeting.

### 3. TO APPROVE THE MINUTES OF THE PLANNING & CONSULTATION COMMITTEE MEETING HELD ON 11 DECEMBER 2017 AND 8 JANUARY 2018

**Resolved:** That both sets of minutes be approved as true records of the meetings.

### 4. OBSERVATIONS ON PLANNING APPLICATIONS

#### Submitted WE 12.01.18 response to Cheshire East by 31.01.18

17/6408C 2 Chapel Street, Sandbach, CW11 1DS

Change of use from a shop and flat to a residential three bedroom property.

**Resolved:** No objection. Members support this application for a change of use, and expect additional details on how the plot will develop in in terms of use of parking and whether the shopfront will change to suit the new use. Members would also welcome the conservation officers view on this application given it's location at the corner of the Sandbach Conservation area.

18/0118C 81 Elworth Road, Sandbach, CW11 3HN

Demolition of existing single storey brick gable and UPVC conservatory and construction of a two storey rear extension and the addition of a first floor window to the south-east elevation.

**Resolved:** No objection. Members would like the Officer to consider the new side bedroom window and its relation to the property next door.

#### Submitted WE 19.01.18 response to Cheshire East by 06.02.17

18/0221C McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH

Replacement freestanding sign head on existing 6m pole.

**Resolved:** No objection. Members request that the applicant considers installing low energy LEDs for the sign as opposed to fluorescents.

18/0169C Adjoining 1, Heath Avenue, Sandbach, CW11 2LD

Application for approval of all reserved matters on application 15/3098C – Outline application for single detached two storey dwelling with garage including access to highway and sewer connections.

**Resolved:** No objection. Members request that the Officer notes the concerns from Neighbours surrounding construction traffic and access.

18/0274C 24 West Way, Sandbach, Cheshire, CW11 3LQ

Side and front facing single storey extension.

**Resolved:** No objection.

Submitted WE 26.01.18 response to Cheshire East by 22.02.18

18/0256C 83 Abbey Road, Sandbach, CW11 3HA

Erection of Dwelling.

**Resolved:** No objection. Members note that on the “Sketch Layout” there is a 2<sup>nd</sup> access point from Abbey Road, Members request further details if this is proposed as it will cut through trees which are a feature of Abbey Road.

## 5. CONSULTATION

### 5.1 Disposal of Arclid Household Waste Recycling Centre by CEC

**Resolved:** That the Clerk and Chairman of the Meeting formulate a response containing the committee’s view to this consultation. The response is to be submitted by Thursday 1<sup>st</sup> February.

## 6. CORRESPONDENCE

### 6.1 Poynton Town Council

Email received on the 9<sup>th</sup> January 2018 advising of a neighbourhood plan consultation for the Plan made by Poynton with Worth Town Council.

**Resolved:** That Cllr Lowe is to compose an email of support.

### 6.2 Cheshire East Council

Email received on the 15<sup>th</sup> January 2018 inviting Councillors to provide new street name ideas for 6 new streets off Abbey Road, Sandbach.

**Resolved:** That the Clerk of the meeting submits the following names to Cheshire East Council: Bluebell, Forget-Me-Not, Buttercup, Comfrey, Tansy, Red Clover, Violet, Fox Glove and Poppy.

### 6.3 Cheshire East Council

Email received on the 17<sup>th</sup> January 2018 advising that Knutsford Neighbourhood Area Modification Consultation is available for view and comment.

**Resolved:** That the email is noted.

### 6.4 Woore Parish Council

Email received on the 22<sup>nd</sup> January advising that the Woore Neighbourhood Plan (Pre-Submission Version) is open to feedback.

**Resolved:** That Cllr Lowe is to compose an email of support.

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

The next Planning Committee meeting will take place on Monday, 19 February 2018 at 7pm in the Literary Institution.

Meeting closed 8:20pm  
Cllr R Hovey (Chairman)

MW

DRAFT



Mayor Forster  
Sandbach Town Council  
Literary Institute  
Hightown  
Sandbach  
CW11 1AE

20, Downshire Park  
Hillsborough  
Co Down  
Northern Ireland  
BT26 6HB  
5th January 2018

Dear Mayor Forster,

**Elworth Hall Farm Section 106 Highway contributions.**

I attach a letter, regarding Section 106 contributions, which I recently penned to the Chronicle. S106 highway contributions amounting to £285,000, were received from the developer of Elworth Hall Farm as part of a formal Agreement between the developer and Cheshire East Council. This information was disclosed as a result of a Freedom of Information request.

I am sure that Sandbach Town Council will be pleased to receive such a substantial boost to highway infrastructure within the parish and I would ask you to consider encouraging Cheshire East Council to move quickly to implement the various works for which they have received funding.

Unfortunately, Cheshire East Council do not appear to have any sense of urgency regarding these works and failure to implement them as soon as possible will only disadvantage residents. There is a risk that if the works aren't carried out within five years, without good reason, the Agreement calls for funding to be returned to the developer.

Similar educational financial contributions will also have been passed to Cheshire East Council and you may wish to pursue this aspect as I am sure that local educational establishments will be under severe funding pressures at this time..

Yours sincerely,

Richard Hamilton.

Copy Ann Banks, Clerk to the Council.

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**Town and Country Planning Act 1990**  
**CHESHIRE EAST BOROUGH COUNCIL**  
**(SANDBACH- LAND TO THE WEST OF BRADWALL ROAD No.2)**  
**TREE PRESERVATION ORDER 2018**

The Cheshire East Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

**Citation**

This Order may be cited as **CHESHIRE EAST BOROUGH COUNCIL (SANDBACH – LAND TO THE WEST OF BRADWALL ROAD No.2) TREE PRESERVATION ORDER 2018**

**1. Interpretation**

2.— (1) In this Order “the authority” means the Cheshire East Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 30<sup>th</sup> day of January 2018

The Common Seal of Cheshire East Borough Council

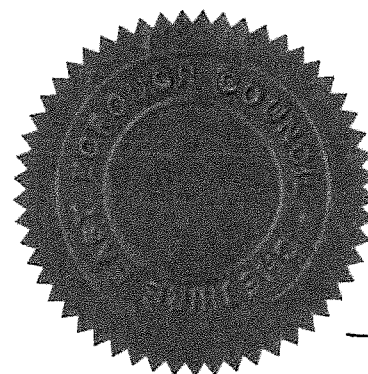
was affixed to this Order in the presence of—

.....Richard Davis.....

Signed on behalf of the Cheshire East Borough Council

.....

Authorised by the Council to sign in that behalf



10174  
(1)



CONFIRMATION OF ORDER

7.2

This Order was confirmed by **Cheshire East Borough Council** without modification on the day of

OR

This Order was confirmed by the **Cheshire East Borough Council** subject to the modifications indicated by on the day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by **Cheshire East Borough Council** on day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by the **Cheshire East Borough Council** on the day of by a variation order under reference number a copy of which is attached

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the **Cheshire East Borough Council** on the day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

**SCHEDULE**  
**Specification of trees**

**Trees specified individually**  
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	Standing approximately 35 metres to the west of Bradwall Road Grid Ref: 375,545 – 361,922
T2	Oak	Standing in a field boundary hedgerow approximately 40 metres to the west of Bradwall Road Grid Ref: 375,542 – 361,864
T3	Oak	Standing in a field boundary hedgerow approximately 35 metres to the west of Bradwall Road Grid Ref: 375,541 – 361,815
T4	Ash	Standing to the north of the rear boundary of 22 Barlow Road Grid Ref: 375,417 – 361,742
T5	Oak	Standing in a field boundary hedgerow to the north east of 2 Dove Close Grid Ref: 375,241 – 361,743
T6	Oak	Standing approximately 75 metres to the north of the rear boundary of 8 Raven Close Grid Ref: 375,379 – 361,812
T7	Oak	Standing approximately 125 metres to the north of the rear boundary of 8 Raven Close Grid Ref: 375,372 – 361,865
T8	Oak	Standing approximately 225 metres to the north of 10 Raven Close Grid Ref: 375,255 – 361,966
T9	Oak	Standing in a field boundary hedgerow approximately 220 metres to the north of the rear boundary of 2 Dove Close Grid Ref: 375,232 – 361,967
T10	Oak	Standing in a field boundary hedgerow approximately 225 metres to the west of Bradwall Road Grid Ref: 375,344 – 362,007
T11	Oak	Standing in a field boundary hedgerow approximately 200 metres to the west of Bradwall Road Grid Ref: 375,370 – 362,007

T12	Oak	Standing in a field boundary hedgerow approximately 130 metres to the west of Bradwall Road Grid Ref: 375,445 – 361,982
T13	Sycamore	Standing approximately 150 metres to the west of Bradwall Road Grid Ref: 375,431 – 361,920
T14	Oak	Standing in a field boundary hedgerow approximately 40 metres to the west of the electricity sub station Grid Ref: 375,489 – 361,978

#### Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
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None

#### Groups of trees

(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
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G1	3 Oak	Standing in a field boundary hedgerow approximately 40 metres to the north of an amenity area on Dove Close Grid Ref: 375,251 – 361,780
G2	2 Oak	Standing in a field boundary hedgerow approximately 300 metres to the west of Bradwall Road Grid Ref: 375,257 – 362,024

#### Woodlands

(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
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None

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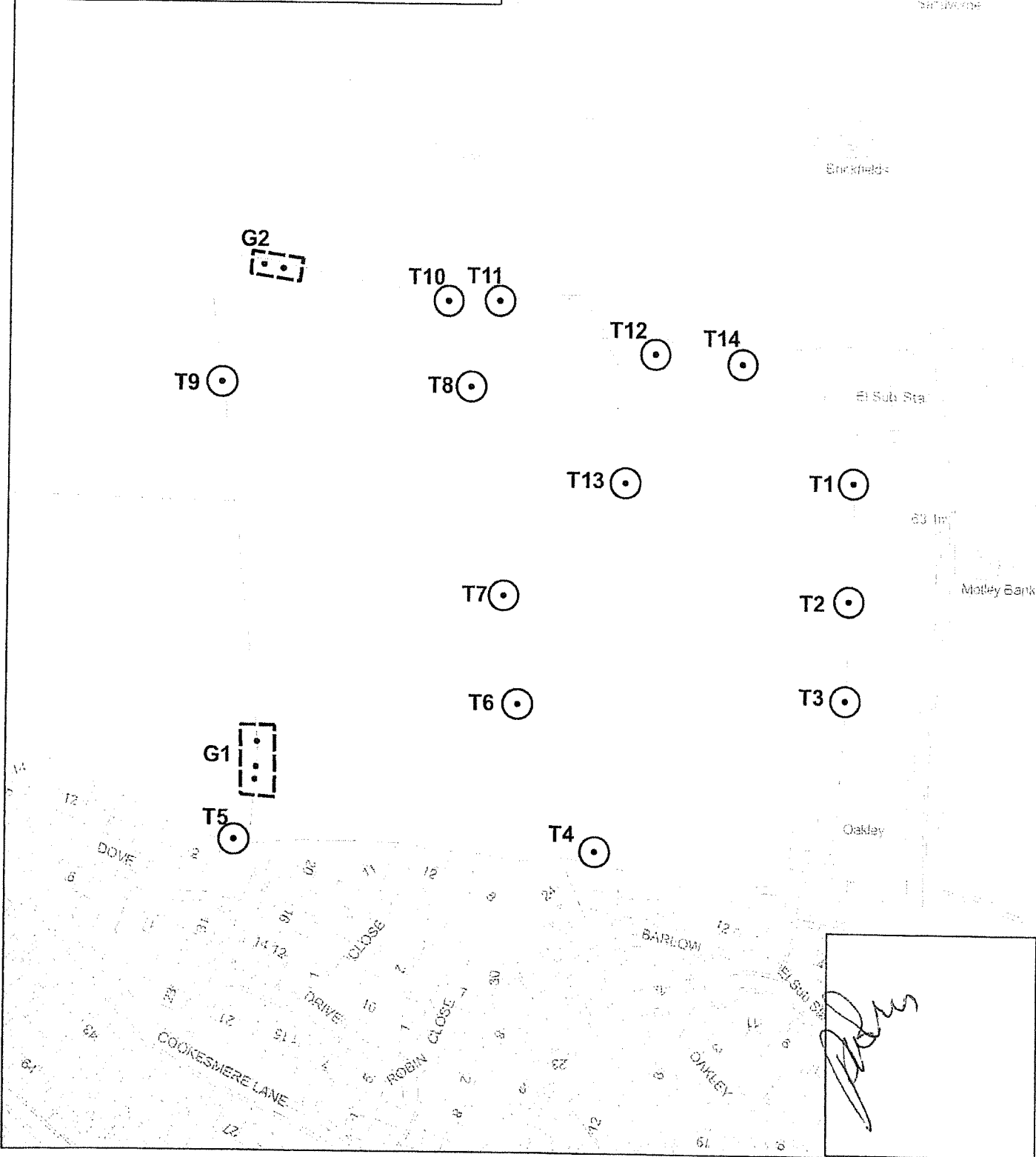
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CHESHIRE EAST BOROUGH COUNCIL  
(SANDBACH - LAND TO THE WEST OF  
BRADWALL ROAD No.2) CHESHIRE EAST  
BOROUGH COUNCIL 2018

7.2

00 7m  
LW001 TYPEDOWN  
Aerial View  
Sandwich



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