

**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, 8 October 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 AND CONSULTATION COMMITTEE MEETING HELD ON TUESDAY 28 AUGUST 2018 AND MONDAY 17 SEPTEMBER.**

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 21.09.18 response to Cheshire East by 17.10.18

18/4612C 9 Clifton Road, Sandbach, CW11 3JJ

Proposed single and two storey side extension.

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

Removal of condition 28 on 10/2608C – Erection of up to 269 Dwellings, Provision of Public Open Space, Highway Works and Associated Works.

18/4241C Sandbach Hand Car Wash and Valeting, Congleton Road, Sandbach

Proposal for a hand carwash and valeting business.

Submitted WE 28.09.18 response to Cheshire East by 18.10.18

18/4829C 70 Park Lane, Sandbach, CW11 1EP

Demolition of existing single storey side/rear structure and proposed two storey front/side extension and single storey rear extension Inc. introduction of new external wall and rood materials.

18/4828C 2 Brickfields, Bradwall Road, Sandbach, CW11 1RA

Rear single storey extension in to existing garage to be converted and incorporated into the dwelling to provide additional living accommodation and annex.

18/4477C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Demolition of existing single storey Design and Technology block (Rigby Building). New two storey Design and Technology and science block to include: 6no science laboratories, 4no science studios, science preparation, 2no ICT suites, 4no Design and Technology workshops, 2no Food technology laboratories, 1no classroom, 1no staff room, welfare facilities and associated offices and storage. New hard landscaping including sloped access, steps and terraces to integrate the new building into the site better than the existing building. New soft landscape to be used as social areas and a outdoor science resource in the form of allotments. Demolition and erection of new building within curtilage of Listed Building.

18/4822C 24 Holland Close, Sandbach, CW11 4EH

Single Storey pitched roof extension.

Submitted WE 05.10.18 response to Cheshire East by 26.10.18

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 Site Allocations and Development Policies

Information on this consultation is available at:

[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local\\_plan\\_consultations/local\\_plan\\_consultations.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/local_plan_consultations.aspx)

Further information has also been sent via email. The closing date for comments is 22<sup>nd</sup> October.

### 5.2 Proposed Expansion – Sandbach Secondary Schools

Information on this consultation is attached and available at

[https://www.cheshireeast.gov.uk/schools/school\\_organisation/sandbach-secondary-schools.aspx](https://www.cheshireeast.gov.uk/schools/school_organisation/sandbach-secondary-schools.aspx) The closing date for comments is 25 October.

## 6. CORRESPONDENCE

### 6.1 Matthias Bunte – Cycling UK

Email dated 25 containing comments made by Matthias Bunte of Cycling UK on application 18/2346C – Abbeyfields.

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

The next Planning Committee meeting will take place on Monday, 29 October 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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**SANDBACH TOWN COUNCIL**


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Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Tuesday, 28 August 2018, in the Sandbach Literary Institution, Hightown.

**PRESENT** Councillors G Price Jones (Chairman) (Arrived 7:20pm)  
R Hovey  
K Haines (Arrived 7:15pm)  
J Cartlidge

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**THE MEETING STARTED AT 7.22 PM DUE TO INQUORACY.**

**1. APOLOGIES FOR ABSENCE**

Councillors: C Lowe  
M Lea-O'Mahoney  
K Flavell  
R Hoffmann

Absent without apologies: None.

**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.  
There were none.

As there were no members of the public present, the Chair did not adjourn the meeting.

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**3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 06 AUGUST 2018.**

**Resolved:** That approval of the minutes be deferred until the next meeting, taking place on 17 September due to a lack of members attending from the last meeting.

**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.

**Resolved:** No objection.

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.

**Resolved:** No objection.

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

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

**Resolved:** No objection.

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

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

**Resolved:** No objection.

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.

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

- The new block could be accommodated on the current site in the area earmarked for future development on the plans.
- The new block is pushing out of the Settlement Boundary of Sandbach.
- The new block would impede on any future action of a Northern relief road from the bypass to Junction 17 of the M6.

Because of the above, this application is in contravention with the following Planning Policies: **PC1** of the Sandbach Neighbourhood Plan and **PG6** of the Cheshire East Local Plan Strategy.

Members do have sympathy with the social need that this development would help fulfil.

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.

**Resolved:** No objection.

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

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

**Resolved:** That Members **OBJECT** to this application due to the use of an internally illuminated sign in the conservation area. Furthermore, the flat signs proposed are too large and don't fit in with the building. As a result, this application is in contravention of policy **HC3** of the Sandbach Neighbourhood Plan. Members welcome the view of the Conservation officer on this application.

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

Proposed ground floor extension on rear of dwelling.

**Resolved:** That Members **OBJECT** to this application due to the fact that it is not in keeping with its surroundings. The previous application for this site infilled space in the Barn with this one totally changing it's shape. Furthermore, the roof layout is very odd with existing roofs appearing to slope into the rear upright section of the new extension.

As a result, this application is in contravention with Planning Policies **H2** of the Sandbach Neighbourhood Plan and **SE1** of the Cheshire East Local Plan Strategy.

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

Front elevation dormer extension to a dormer bungalow.

**Resolved:** No objection.

Submitted WE 24.08.18 response to Cheshire East by 11.09.18

18/4253C 52 Oldfield Road, Sandbach, CW11 3LN

Construction of proposed porch.

**Resolved:** No objection.

18/4252C 12 Rose Way, Sandbach, CW11 4AB

Proposed single storey rear extension – Revision to planning application number 18/2189C.

**Resolved:** No objection.

18/4265C Wheatsheaf Hotel, 1 Hightown, Sandbach, CW11 1AG

Change of use to former stable building into additional hotel rooms for the Wheatsheaf P.H.

**Resolved:** Members support this application which is bringing a historic building back into use.

18/4148C 36 Sandbach House, Crewe Road, Sandbach, CW11 4NE

Change of use from offices to education.

**Resolved:** Members support this application which is bringing a historic building back into use.

18/4261C 2 Pavilion Place, Sandbach, CW11 1JT

Fell and remove Hawthorn tree.

**Resolved:** No objection. Members commented that it would be nice if the tree was replaced with a new specimen tree.

## 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.

**Resolved:** That Cllr Hovey formulates and submits a response incorporating the Committee's objections to this consultation.

### 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.

**Resolved:** That Cllr G P Jones formulates a response on behalf of the Committee.

### 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.

**Resolved:** That Cllr J Cartlidge formulates a response on behalf of the Committee.

## 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.

**Resolved:** That the Clerk of the meeting writes to the Planning Inspectorate to convey the Committee's disappointment at having not being previously consulted on this application, and to put forward the Committee's objection to this application. This objection includes support for the Planning Officer's original comments in their report and that the site appears to be very cramped with no outdoor amenity space.

## 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.

Meeting closed 8:51pm

Cllr G P Jones (Chair)

MW

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**SANDBACH TOWN COUNCIL**

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Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday, 17 September 2018, in the Sandbach Literary Institution, Hightown.

**PRESENT** Councillors R Hovey (Vice Chair in the Chair)  
K Haines  
M Lea-O'Mahoney  
K Flavell

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**1. APOLOGIES FOR ABSENCE**

Councillors: C Lowe  
G Price Jones  
J Cartlidge

Absent without apologies: R Hoffmann

**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.

Mike Lea O' Mahoney declared a non-pecuniary interest in application 18/2346C due to living nearby.

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As there were no members of the public present, the Chair did not adjourn the meeting.  
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**3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 06 AUGUST 2018 AND TUESDAY 28 AUGUST.**

**Resolved:** That the minutes of 6 August 2018 be approved. The approval of minutes from the 28 August were deferred until the next meeting, taking place on the 8 October, due to a lack of members attending from that meeting.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 31.08.18 response to Cheshire East by 21.09.18

None received.

Submitted WE 07.09.18 response to Cheshire East by 24.09.18

18/2346C Land to East of Abbey Road, Sandbach

Reserved matters application following outline approval 14/1189C – Construction of up to 165 residential dwellings (use class C3), vehicular access, public open space, new footpaths, landscape and ancillary works including a sustainable drainage system.

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

- The preference is for the Abbey Road access to be for pedestrians and cyclists only.
- Members would like to minimise the traffic impact caused by this application on the surrounding roads.
- Crossroads between this site and connecting sites would be the perfect location for speed tables or other traffic calming measures to help prevent the development becoming a rat run.
- Members support the links referred to on the 'Proposed Connections' document (Uploaded to the CEC Planning Portal 16<sup>th</sup> August 2018). They would like this development to be integrated within the sustainable transport network in Sandbach for pedestrians and cyclists.

Members noted that it was difficult to assess this application as there is no application form and multiple conflicting drawings which make this submission contradictory to itself.

18/4156C Land Bounded by Old Mill Road & M6 Northbound Slip Road, Sandbach  
Variation of condition 34 on application 12/3948C.

**Resolved:** Members **OBJECT** to this application as it appears to be a delaying tactic by Barratts to enable them to build more houses before constructing the roundabout. Members strongly request that the Roundabout is constructed without any further delay.

Members support comments made by Cllr Corcoran in his call in request and comments made by a resident at 3 Heath Avenue.

18/4318C The Hollies, Wesley Avenue, Sandbach

Variation of condition 2 on approval 16/0866C for construction of apartments and associated landscaping.

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

- There has been a loss of one parking space to a site which already has inadequate parking for residents and no visitor parking, in this variation of conditions.
- Members would like the 'diaper' pattern to be consistent along the whole elevation facing Bradwall road rather than introducing new patterns or missing patterns out as proposed in the submitted drawings.



Submitted WE 14.09.18 response to Cheshire East by 11.10.18

18/4478C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Listed building consent for demolition of existing single storey Design and Technology block (Rigby Building). New two storey Design and Technology and science block to include: 6no science laboratories, 4no science studios, science preparation, 2no ICT suites, 4no Design and Technology Workshops, 2no Food technology laboratories, 1no Classroom, 1no Staff room, welfare facilities and associated offices and storage. New hard Landscaping including sloped access steps and terraces to integrate the new building into the site better than the existing building. New soft landscape to be used as social areas and a outdoor science resource in the form of allotments. Demolition and erection of new building within curtilage of Listed Building.

**Resolved:** Members support this application which will bring new and modern teaching facilities to Sandbach School.

Members request however that the brickwork diaper pattern be consistently applied to the whole building in a uniform symmetrical pattern, not as shown in the North Elevation, to accurately reflect this design in the original listed buildings within the site.

## 5. CONSULTATIONS

### 5.1 CEC Site Allocations and Development Policies

Information on this consultation is available at:

<http://cheshireeastconsult.limehouse.co.uk/portal/planning/cs/sadpd/firstdraft> . The closing date for comments is 22<sup>nd</sup> October.

**Resolved:** That this item be deferred until the next Planning Meeting. Members are to read the documentation before the next meeting.

### 5.2 New Street Name for Development off Congleton Road

Email dated 6 September advising that a new street name is needed for a development off Congleton Road. All the associated documentation for this request is attached.

**Resolved:** That the Clerk of the meeting submit the Street Name: Hackney's Yard. This is due to the fact that the site was in use for many years by Hackney's Transport, a well known Sandbach Family. Any street name derived from Park as proposed by the developer could lead to confusion for deliveries with the established Park Lane, located within the town.

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

Email dated 6 September advising that the updated draft programme for the CEC Infrastructure Levy Schedule has now been added to the examination library.

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

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

The next Planning Committee meeting will take place on Monday, 8 October 2018 at 7pm in the Literary Institution.

Meeting closed 07:59pm

R Hovey (Vice Chair in the Chair)

MW

DRAFT

**Subject:** Proposed expansions \_ Sandbach Secondary Schools

Dear Colleagues

### **PROPOSED EXPANSION OF SECONDARY SCHOOLS IN SANDBACH**

The Local Authority has a statutory duty to provide sufficient school places for children resident in its area. An analysis of the latest pupil forecasts has identified the need to provide additional secondary school places in Sandbach in response to increasing pupil population. The proposals, if approved, would provide an additional 300 places for year groups 7 to 11, 150 at Sandbach High School and Sixth Form College and 150 at Sandbach School.

Following discussions with the Local Authority, the Governing Body/ Academy Trust of the both schools have considered the need for extra school places in the area and have resolved to publish an expansion proposal.

#### **Feedback your views....**

The Governing Bodies of both schools are seeking feedback from all interested parties on the proposal.

All feedback received during the consultation period will be collated and forwarded to the Governing Bodies before the proposal can be decided. **It is important to note that no decisions have been taken at this stage.**

We therefore urge you to visit the Council's website at [https://www.cheshireeast.gov.uk/schools/school\\_organisation/sandbach-secondary-schools.aspx](https://www.cheshireeast.gov.uk/schools/school_organisation/sandbach-secondary-schools.aspx) where you can read the consultation document and submit the electronic survey or complete the feedback form before the **closing date of 25 October**.

You may also wish to note that Sandbach High School and Sixth Form College are holding a public drop in session at the school on Tuesday 9 October 6.30 - 7-30 p.m . Representatives from the school and the local authority will be in attendance to answer your questions on the proposal.

If you have any questions about this email please don't hesitate to contact me.

Regards.

**Val Simons** | Pupil Place Planning Officer

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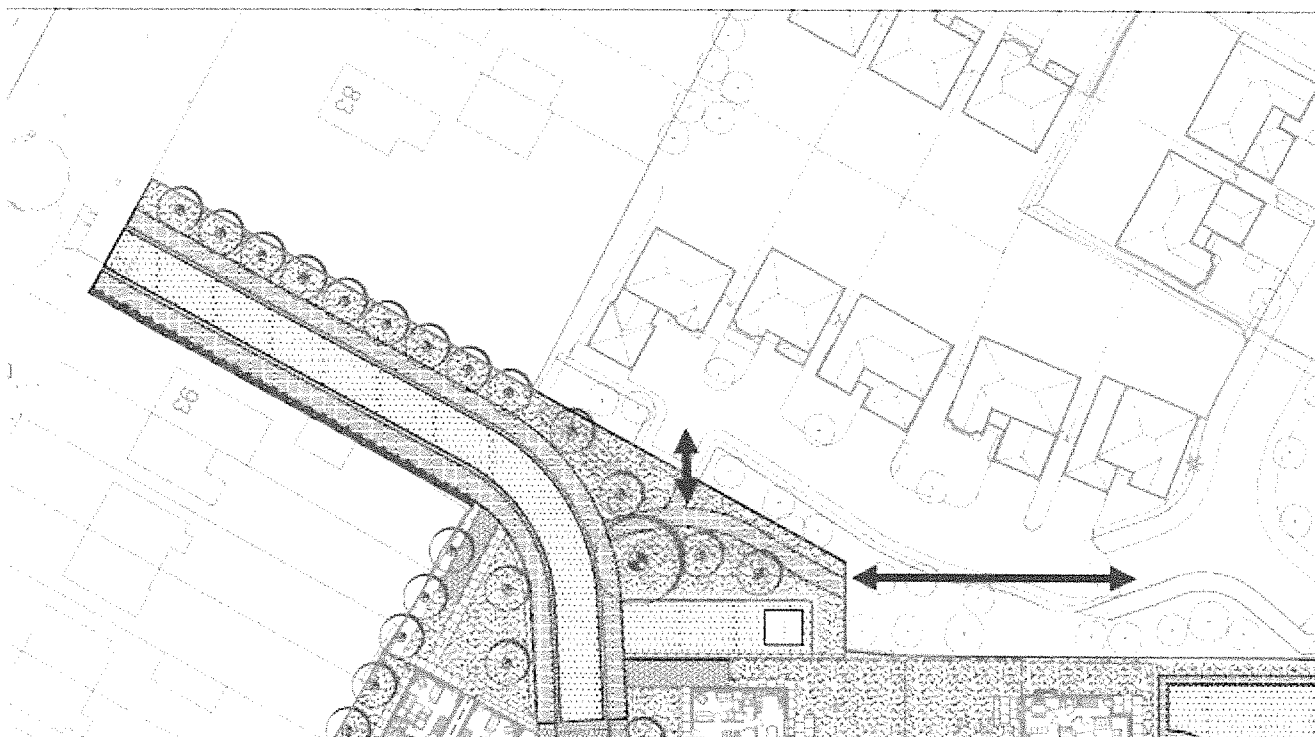
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**Subject:** Re: 18/2346C, Abbeyfields, reserved matters to 14/1189C for 165 houses

Dear Planning,

My initial comments as mentioned below still apply.

In particular I would like to suggest to realise the additional direct links that seems to be mentioned in Drawing No: UG\_11695\_LAN\_DRW\_GA\_01, Revision: P05; 16.4.2018. They seem to be for pedestrians and I suggest to upgrade them for cyclists. Please see the arrows I added. The links lead to the new access road between 83 and 93 Abbey Road.



Such links can be justified via the Cheshire East Design Guide  
Green Corridors

iv|20 'New developments should seek opportunities to make more connected and comprehensive local, and ultimately national, footpath and cycleway networks to enable people to get to the places they need to go including work, education, shops and recreation without using the car.' (Page 60)

Regards  
Matthias Bunte  
Cycling UK

On 26/06/2018 22:40, Matthias wrote:

Dear Planning,

Please see my comments regarding the above application

### **1. Connection for cars and bicycles from existing Abbey Road developments to Abbey Road**

I understand that a connection for cars from the existing Abbey Road developments to Abbey Road was excluded in previous applications. However, I believe this reserved matters application is going to create such an access. (the reference I am using is DEVELOPMENT FRAMEWORK, Design Code (18/004/001/RevA/S, May 2018; page 6. The yellow dotted line is labelled '*Proposed indicative access layout*').

I object to such a link for cars as it would create a through road for cars from Middlewich Road to Abbey Road. However, I would like this link to be retained for pedestrians and cyclists only, as it would then provide a quiet route. This also aligns with The Cheshire East Borough Design Guide, A Supplementary Planning Document, volume 2 which asks

*'Does the layout create a logical, legible and permeable movement hierarchy ensuring good pedestrian/cycle access into the wider area ...'* (ii. Urban Design Checklist)

### **2. Upgrading 'Future Pedestrian Link Routes' to cycling routes**

The Drawing Movement and Access AA7082-2041 in the developers Design Code (18/004/001/RevA/S, May 2018), shows dotted yellow lines, '*Future Pedestrian Link Routes*', but it does not say where they should connect to. I would welcome connections to the Wheelock Rail Trail. This would also meet Objectives 1,2,3 and 6 of Cheshire East's Cycling Strategy as the Rail Trail forms part of the '*key routes network*' as per Executive Summary, page 3.

### **3. Upgrading other pedestrian links to cycling links**

*'Proposed pedestrian links have also been added to this figure to illustrate the permeability and connectivity that can be achieved between this site and its surrounding environs.'* (2.12, An Evolving Design, Figure 03:01 - Opportunities Plan, Design Code).

Most links would be useful for cyclists too and I suggest investigating which ones can be upgraded for cycle use. This would again address the above question of the Cheshire East Borough Design Guide. Also, further evidence from the Design Guide in support of the above:

#### **Green Corridors**

iv|20 *'New developments should seek opportunities to make more connected and comprehensive local, and ultimately national, footpath and cycleway networks to enable people to get to the places they need to go including work, education, shops and recreation without using the car.'* (Page 60)

Those cycling links that might eventually be realised should be correctly labelled as such, I

believe Traffic Regulation Orders are required here. As a comparison please see the connection at 220 Middlewich Road, between the Abbeyfields development and Middlewich Road. It does not indicate that cycling is permitted although the planning documents refer to this as a cycle link. Furthermore the path leading from Redshank Place in the 'Fodens Test Track' housing development to the 'cycling bridge'. The agreed planning documents refer to this as a cycle link.

#### **4. Residential cycle parking**

*'Does the design properly consider provision for cyclists, including storage in the public realm and within homes? Answer: 'Green' (see v. Sustainable Design Checklist; Assessment Checklist; Building for Life 12 – Assessment; Design Code6 ref 18/004/001/RevA/S, May 2018. This also aligns to the Cheshire East Borough Design Guide)*

I was unable to find further details relating to cycle parking but would be interested. If no further details are available then I suggest that the '*green*' status should be removed.

Please don't hesitate to contact me should you have further questions.

Regards

Matthias Bunte

Cycling UK

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