

SANDBACH TOWN COUNCIL

Planning 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, 5 June 2017 at 7.00pm in the Sandbach Literary Institution, Hightown.

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. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15 MAY 2017.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 19.05.17 response to Cheshire East by 07.06.17

17/2122C 16 Henshall Drive, Sandbach, CW11 1YN

Two storey side extension that includes a ground floor family room and utility and 2 bedrooms 1 with an en-suite.

17/2566C Moss Bridge Cottage, Moss Lane, Sandbach, CW11 3PW

Variation of Condition 2 (Approved Plans) on approval 15/4847C

Submitted WE 26.05.17 response to Cheshire East by 12.06.17

17/2636C 179, Crewe Road, Sandbach, CW11 4PZ

Rear extension, porch, relocation of windows on front elevation.

17/2620C 15 London Road, Sandbach, CW11 3BD

Single storey rear/side extension.

Submitted WE 02.06.17 response to Cheshire East by 23.06.17

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. CORRESPONDENCE

5.1 Cheshire East Council

- I. Email dated 17th May 2017 containing information on the Revocation of a TPO covering Offley Wood, Sandbach
- II. Letter dated 18th May 2017 containing notice of confirmation of a Public Path Creation Order for Footpath NO. 51.
- III. Email dated 18th May containing notice of the proposed Weston and Basford Neighbourhood Plan.

5.2 Matthias Bunte

Email dated 28th May containing comments from Cycling UK concerning the Prohibition of Motor Vehicles on Moss Lane, Elworth.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 26 June 2017 at 7pm in the Literary Institution.

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 7pm on Monday, 15 May 2017, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors R Hovey (Chairman)
M Lea-O'Mahoney
K Haines
J Cartlidge (Arrived 7.05pm)
G Price Jones (Arrived 7.05pm)

3 Members of the public, Cllr Mike Benson and the STC Senior Administrative Officer were also in attendance.

1. PLANNING COMMITTEE CHAIRMAN

Resolved: That Cllr Richard Hovey be appointed as Planning Committee Chairman with immediate effect.

2. PLANNING COMMITTEE VICE-CHAIRMAN

Resolved: That Cllr Mike Lea-O'Mahoney be appointed as Planning Committee Vice-Chairman with immediate effect.

3. APOLOGIES FOR ABSENCE

Councillors: C Lowe
A Smith
P Eaton
M Forster

Absent without apologies: R Hoffmann

4. DECLARATIONS OF INTEREST

There were none.

Dr. Tony Bastock spoke on behalf of residents in attendance in to oppose applications 17/2170C and 17/2171C. The objections and concerns were summarised in a document circulated to the Committee and included:

- Heritage and Conservation area issues contravening Sandbach Neighbourhood Development Plan (SNDP) Policy HC1. These included blighting views and destroying the heritage asset and significance of the listed buildings.

- Design and Layout Issues contravening SNDP Policies H2 and H5 as the application fails to keep in character with the setting of the local area and have a sympathetic relationship with surrounding buildings.
- Biodiversity and Geodiversity issues contravening SNDP Policy PC4 due to no apparent attempt to conserve the wildlife corridor or species that live within it.
- Site access is too narrow for vehicular access without endangering pedestrians.

Cllr Mike Benson confirmed his continuing support to residents adding that the site contains a listed building in a protected setting; therefore, it needs to be protected.

5. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24 APRIL 2017.

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

6. OBSERVATIONS ON PLANNING APPLICATIONS

Items moved to the start of the meeting by the Chairman due to public attendance.

17/2170C Dingle Farm, Dingle Lane, Sandbach CW11 1FY

Alterations to an existing Grade II Listed farmhouse, barn and boar house, demolition of two outbuildings, conversion of barn into one dwelling, construction of 4 dwellings together with associated garaging, car parking and landscaping works.

Resolved: Members **OBJECT** to this application due to the contravention of the following policies:

Policy HC1 of the Sandbach Neighbourhood Development Plan due failing to give protection to the character and special features of the listed building which sits within the conservation area.

Policy H2 of the Sandbach Neighbourhood Development Plan due to not ensuring that the new developments are in keeping with the local setting in terms of size, design, scale and appearance. Furthermore, this application also does not seem to create "a safe and secure layout to minimise conflicts between traffic and pedestrians". Members also object to the loss of a public amenity in terms of the existing footpath.

Policy H5 of the Sandbach Neighbourhood Development Plan due to the application not containing a type of development which can be supported within the Policy Boundary as defined in PC3 of the Sandbach Neighbourhood Development Plan.

Policy PC4 of the Sandbach Neighbourhood Development Plan due to there being no apparent consideration for Biodiversity and Geodiversity on the site, particularly in relation to the wildlife corridor.

17/2171C Dingle Farm, Dingle Lane, Sandbach CW11 1FY

Listed Building Consent for alterations to an existing Grade II Listed farmhouse, barn and boar house, demolition of two outbuildings, conversion of barn into one dwelling, construction of 4 dwellings together with associated garaging, car parking and landscaping works.

Resolved: Members **OBJECT** to this application due to the contravention of the following policies:

Policy HC1 of the Sandbach Neighbourhood Development Plan due failing to give protection to the character and special features of the listed building which sits within the conservation area.

Policy H2 of the Sandbach Neighbourhood Development Plan due to not ensuring that the new developments are in keeping with the local setting in terms of size, design, scale and appearance. Furthermore, this application also does not seem to create "a safe and secure layout to minimise conflicts between traffic and pedestrians". Members also object to the loss of a public amenity in terms of the existing footpath.

Policy H5 of the Sandbach Neighbourhood Development Plan due to the application not containing a type of development which can be supported within the Policy Boundary as defined in PC3 of the Sandbach Neighbourhood Development Plan.

Policy PC4 of the Sandbach Neighbourhood Development Plan due to there being no apparent consideration for Biodiversity and Geodiversity on the site, particularly in relation to the wildlife corridor.

Submitted WE 28.04.17 response to Cheshire East by 16.05.17

17/1720C 597 Crewe Road, Sandbach, CW11 3RZ

Demolition of double garage, excavation of land and construction of 6 dwellings and associated parking.

Resolved: Members **OBJECT** to this application due to contravention of Policy H2 of the Sandbach Neighbourhood Development Plan. This policy states that "New developments, extensions and alterations to existing buildings and structures will be expected to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians". As the access archway is next to the road, vehicles will turn in blindly endangering pedestrians.

Members would reconsider this application if the houses were set back from the roadside with a safe access point which affords acceptable visibility to road users and pedestrians.

17/2120C 6 Price Avenue, Sandbach, CW11 4BN

Proposed renewal of previously approved planning application ref no.14/2435C to construct a 2 bedroom detached bungalow in garden area.

Resolved: Members **OBJECT** to this application due to the level of backland development present. Members would reluctantly support a single storey bungalow but cannot support more than that.

17/2113C 112 Bradwall Road, Sandbach, CW11 1GP

Ground floor extension to rear, loft conversion with dormer windows and replacement garage.

Resolved: No objection. However members note the possible Highways visibility issue with access onto the road.

17/2159C 55 Park Lane, Sandbach, CW11 1EN

Prior Notification of a single storey rear extension extending 6m from the rear elevation, 3.1m to the ridge and 2.3m to the eaves.

Resolved: No objection.

17/2195C 18 Maple Close, Sandbach, CW11 4JL

Proposed first floor side extension

Resolved: No objection.

Submitted WE 05.05.17 response to Cheshire East by 24.05.17

17/2269C 48 Congleton Road, Sandbach, CW11 1HG

Proposal – Change of use from A3: Restaurant and Café to A5: Hot Food Takeaway. Note 1 – Change of Use will retain existing kitchen with extract ventilation system, toilets, public rooms and ancillary rooms etc. Note 2 – Minor internal alterations only to form customer counter and waiting area (as drawing 3882/01).

Resolved: Members **OBJECT** to this application due to contravention of Policy GR18 of the Congleton Borough Local Plan. Due to being a takeaway, “the scale of traffic generated by this development is likely to worsen existing traffic problems to an unacceptable level”. This is worsened by the absence of parking near the address.

Furthermore, members raised concerns about excess litter that may be generated by this application if it were to be granted.

17/2281C 9 Offley Avenue, Sandbach, CW11 1AZ

Two Storey Side Extension.

Resolved: No objection.

17/2305C 24 Teddy Gray Avenue, Sandbach, CW11 3AR

Atrium style conservatory extension with chimney to garage roof.

Resolved: No objection. However, Members would like to highlight the Neighbours’ concerns regarding the chimney and amenity of the property in terms of possible health concerns.

Submitted WE 12.05.17 response to Cheshire East by 30.05.17

17/2291C 25 Marriot Road, Sandbach, CW11 3LU

Keeping 2no. company cars on the drive.

Resolved: No objection.

17/1454C Vacant Land, Land South of Elm Tree lane, Elworth, Sandbach

Development of five detached dwellings (outline application including the matters of access and layout only) and increased area for use by Cricket Club.

Resolved: Members **OBJECT** to this application due to its contravention with the following policies of the Congleton Borough Local Plan:

The below points are applicable as the development area falls into Open Countryside. This is because it is not within the Settlement Zone detailed in Fig. 2 of the Sandbach Neighbourhood Development Plan.

PS8 due to not being in line with any of the purposes permitted for Open Countryside development. PS8 also states that new dwellings will be allowed if they are in accordance with policy H6 of the Congleton Borough Local Plan. As the development doesn't meet any condition of H6, it is in contravention with this also.

Members added that this development adds no benefit or amenity to existing residents, and involves a loss of land in the open countryside outside the settlement area.

17/2335C The Chimney House Hotel, Congleton Road, Sandbach, CW11 4ST

The erection of a building to house two biomass boilers and associated fuel store and equipment with pipes to the hotel.

Resolved: No objection.

7. CORRESPONDENCE

7.1 Cheshire East Council

Email Dated 4th May 2017 containing confirmation of Cheshire East Borough Council (Sandbach – Offley Woods, Filter bed Woods and Sandbach Heath) Tree Preservation Order 2017.

Resolved: That the email be received and noted.

7.2 Cheshire East Council

Letter dated 8th May advising of an appeal against the refusal of application 17/0404C – 123 Crewe Road.

Resolved: That the letter be received and noted.

7.3 Cheshire East Council

Email dated 25th April 2017 inviting comment on the Stapely and District Neighbourhood Plan.

Resolved: That the email be received and noted and Mike Wellings send the following response: Sandbach Town Council applauds the work completed by Stapely and District volunteers on the formulation of the parish's Neighbourhood Plan.

7.4 Hulme Walfield & Somerford Booths Parish Council

Letter Dated 29th April inviting comments on the Hulme Walfield & Somerford Booths Parish Council Pre Submission Version of their Neighbourhood Plan

Resolved: That the Letter be received and noted and Mike Wellings send the following response: Sandbach Town Council applauds the work completed by Hulme Walfield & Somerford Booths volunteers on the formulation of the parish's Neighbourhood Plan.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 5 June 2017 at 7pm in the Literary Institution.

Meeting Closed 20:29 Cllr R Hovey (Chairman)

MW

5.1.1

From: "HOOD, Emma" <Emma.Hood@cheshireeast.gov.uk>
Date: 17 May 2017 09:23
Subject: RE: Revocation of Congleton Borough Council (Sandbach Heath) TPO 1989 & Congleton Borough Council (Offley Wood, Sandbach) TPO 1989
To: "Sandbach Town Council" <clerk@sandbach.gov.uk>
Cc:

Dear Miss Banks

On 31st January 2017 the Council made a new Tree Preservation Order; **Cheshire East Borough Council (Sandbach – Offley Woods, Filter Bed Woods and Sandbach Heath) Tree Preservation Order 2017** and sent you a copy. On the 2nd May 2017 we wrote to you to advise that the new Order had been confirmed without modifications.

On the 16th May 2017 the Council decided to;

Revoke Congleton Borough Council (Sandbach Heath) Tree Preservation Order 1989 & Congleton Borough Council (Offley Wood, Sandbach) Tree Preservation Order 1989

The revoked Orders will now be withdrawn from public inspection in accordance with Regulation 5 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Kind Regards

Emma

Emma Hood
Arboricultural Officer
Development Management (Environmental Planning)
Cheshire East Borough Council

Direct Line: 01625 383329

Postal Address: PO Box 606, Municipal Buildings, Crewe, CW1 9HP

Web: <http://www.cheshireeast.gov.uk/planning>

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NOTICE OF CONFIRMATION OF PUBLIC PATH CREATION ORDER
HIGHWAYS ACT 1980 S26

THE CHESHIRE EAST BOROUGH COUNCIL
(FOOTPATH NO. 51 TOWN OF SANDBACH)
PUBLIC PATH CREATION ORDER 2017

Miss Ann Banks, Clerk
Sandbach Town Council
Sandbach Literary Institution
Hightown
Sandbach
Cheshire
CW11 1AE

On 11th May 2017, Cheshire East Borough Council confirmed the above Order made under section 26 of the Highways Act 1980.

The effect of the Order as confirmed is to create Public Footpath No. 51 in the Town of Sandbach commencing at Clifton Road (UY688) at OS grid reference SJ 7364 6136 and running in an east-north-easterly direction for approximately 44 metres to OS grid reference SJ 7368 6137 and then in an east-south-easterly direction for approximately 56 metres to OS grid reference SJ 7373 6136 and finally in a north-north-easterly direction for approximately 29 metres to its junction with Public Footpath No. 46 in the Town of Sandbach at OS grid reference SJ 7375 6138, a total distance of approximately 129 metres, as shown on the Order Plan.

A copy of the Order as confirmed and Plan is attached to this notice.

Copies of the Order as confirmed and the Order Plan have been deposited and can be seen online at www.cheshireeast.gov.uk/prow, and during normal office hours at the Public Rights of Way office address below, and at the offices of Cheshire East Borough Council, Westfields, Middlewich Road, Sandbach, CW11 1HZ. Copies of the Order may be obtained from the undersigned.

The Order comes into force as from 11th May 2017, but if any person aggrieved by the Order wants to question its validity, or that of any provision contained in it, on the ground that it is not within the powers of the Highways Act 1980, as amended, or on the ground that any requirement of the Act, as amended, or of any regulation made under the Act has not been complied with in relation to the Order, he or she may, under paragraph 2 of Schedule 2 to the Act as applied by paragraph 5 of Schedule 6 to the Act, within six weeks from 18th May 2017, make an application to the High Court.

DATED 18th May 2017

Head of Legal and Monitoring Officer
Public Rights of Way, Cheshire East Council, 2nd Floor, Old Building, Municipal Buildings,
Earle Street, Crewe, CW1 2BJ

Thursday
Monday
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Thursday
4th Week after q end
Tuesday
Thursday

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CHESHIRE EAST BOROUGH COUNCIL

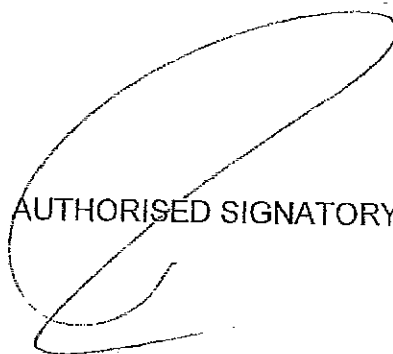
HIGHWAYS ACT 1980 S26

CONFIRMATION OF PUBLIC PATH CREATION ORDER

THE CHESHIRE EAST BOROUGH COUNCIL
(FOOTPATH NO. 51 TOWN OF SANDBACH)
PUBLIC PATH CREATION ORDER 2017

The required publicity in accordance with Schedule 6 to the Highways Act 1980 having been given to the foregoing Order and no objections or representations having been duly made or if so made having been withdrawn, and the period of twenty eight days from the service of the Notices of the making of the Order having expired, the said Order is **CONFIRMED** as an unopposed Order by the Cheshire East Borough Council.

Dated the 11th May 2017



AUTHORISED SIGNATORY

PUBLIC PATH CREATION ORDER
HIGHWAYS ACT 1980 S26

THE CHESHIRE EAST BOROUGH COUNCIL
(FOOTPATH NO. 51 TOWN OF SANDBACH)
PUBLIC PATH CREATION ORDER 2017

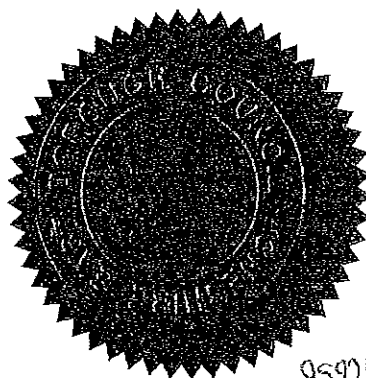
This Order is made by Cheshire East Borough Council ("the Authority") under Section 26 of the Highways Act 1980 ("the 1980 Act") because it appears to the Authority that, having regard to the matters set out in section 26(1), there is a need for a public footpath over the land to which this order relates, and that it is expedient that the path should be created.

Sandbach Town Council has been consulted as required by section 26(3) of the 1980 Act;

BY THIS ORDER:

1. There shall be on the date of confirmation of this order a public footpath over the land at Sandbach described in Part 1 of the Schedule to this order and shown by a bold broken line on the map attached to this order.
2. The rights conferred on the public under this order shall be subject to the limitations and conditions set out in Part 2 of the Schedule.

THE COMMON SEAL OF
CHESHIRE EAST BOROUGH COUNCIL
was hereunto affixed this 23rd day of March
Two Thousand and Seventeen
in the presence of:-



9592(2)

Deborah A. Nicker

AUTHORISED SIGNATORY

SCHEDULE

PART 1

Description of Land

A Public Footpath running from Clifton Road (UY688) at OS grid reference SJ 7364 6136 (point A on plan HA/113A) in an east-north-easterly direction for approximately 44 metres to OS grid reference SJ 7368 6137 (point B on plan HA/113A) and then in an east-south-easterly direction for approximately 56 metres to OS grid reference SJ 7373 6136 (point C on plan HA/113A) and finally in a north-north-easterly direction for approximately 29 metres to its junction with Public Footpath No. 46 in the Town of Sandbach at OS grid reference SJ 7375 6138 (point D on plan HA/113A).

A total distance of approximately 129 metres.

The footpath running between OS grid reference 7364 6136 SJ and OS grid reference SJ 7368 6137 (points A-B on Plan No. HA/113A) has a surfaced width of 2 metres, set between boundaries 6.3 metres apart which taper over a length of approximately 15 metres from OS grid reference SJ 7366 6136 to 4.3 metres wide at OS grid reference SJ 7367 6136, and the footpath has a width of 2.1m between OS grid reference SJ 7367 6136 and OS grid reference SJ 7368 6137 (point B on Plan No. HA/113A).

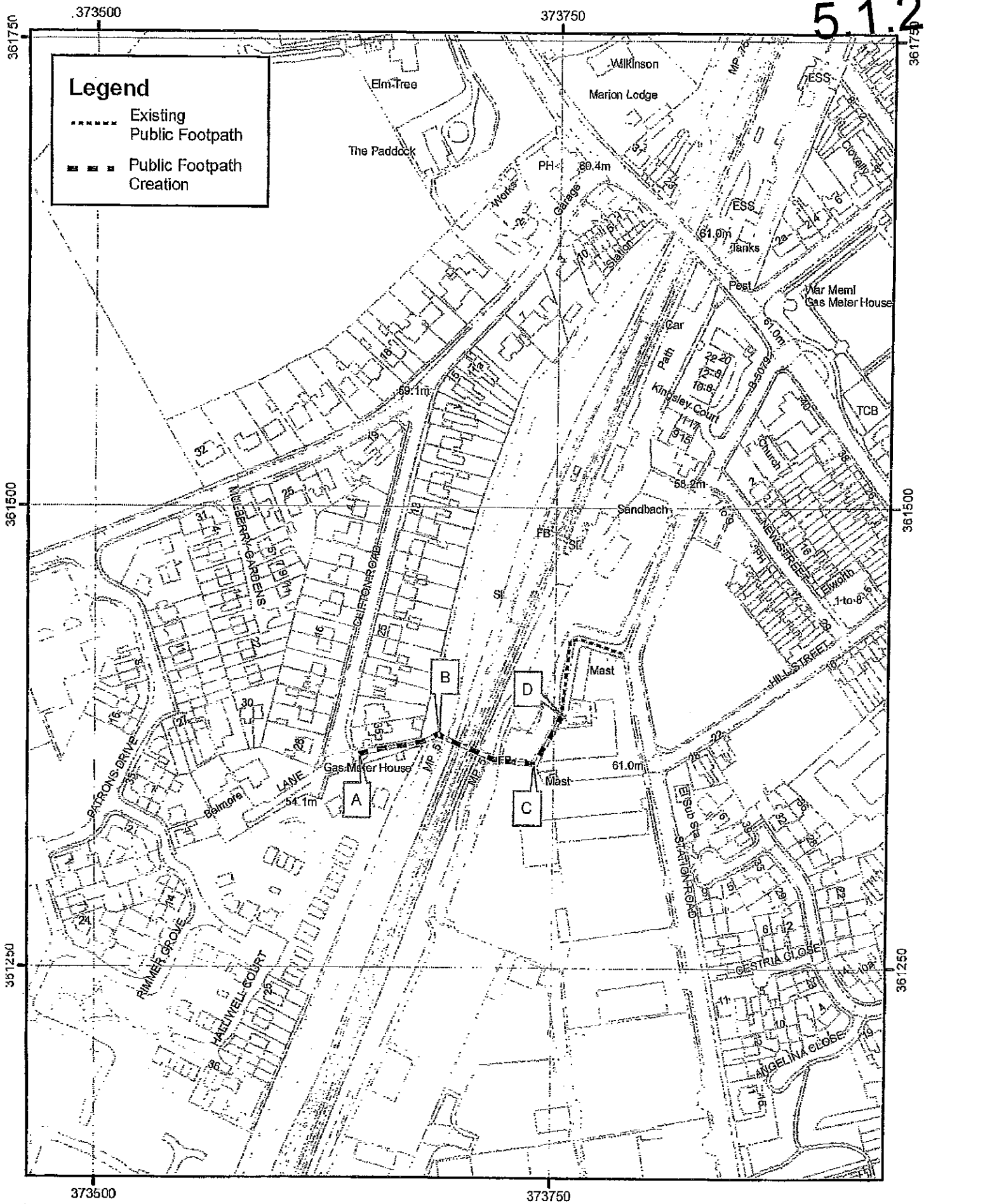
The footpath running between OS grid reference SJ 7368 6137 and OS grid reference SJ 7373 6136 (points B-C on Plan No. HA/113A) is 1.6 metres wide.

The footpath running between OS grid reference SJ 7373 6136 and OS grid reference SJ 7375 6138 (points C-D on Plan No. HA/113A) is 1.8 metres wide, widening over a length of approximately 7 metres from OS grid reference SJ 7375 6137 to a width of 2.2 metres at OS grid reference SJ 7375 6138 (point D on Plan No. HA/113A).

PART 2

Limitations and Conditions

There are no limitations or conditions.



Legend

- Existing Public Footpath
- ==== Public Footpath Creation

N
 HIGHWAYS ACT 1980 S26
 THE CHESHIRE EAST BOROUGH COUNCIL
 (FOOTPATH NO. 51 TOWN OF SANDBACH)
 PUBLIC PATH CREATION ORDER 2017

Plan No.
 HA/113A



1:2,500

5.1.3

From: **EVANS, Thomas** <Tom.Evans@cheshireeast.gov.uk>
Date: 18 May 2017 at 12:08
Subject: Notice of Proposed Neighbourhood Plan - Weston and Basford Neighbourhood Plan
To:

Good Afternoon,

Cheshire East Council has received a neighbourhood plan proposal submitted by Weston and Basford Parish Council. Please see the attached notice of submission which includes details of where and when representations on the plan can be made. Further details, including the proposed plan and supporting documents [can be accessed here](#).

A consultation is open to receive representations on the submitted plan and [can be accessed here](#). The consultation will close at 5pm on Tuesday 20th June.

Representations can be submitted via the consultation portal (link above) or in writing to: Neighbourhood Planning Team, Cheshire East Council, Westfields, Middlewich Road, Sandbach CW11 1HZ.

For further information please contact neighbourhoods@cheshireeast.gov.uk.

Kind regards,

Neighbourhood Planning Team
01270 685893

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From: **Matthias Bunte** <m_bunte@hotmail.com>

Date: 28 May 2017 at 00:58

Subject: MOSS LANE, ELWORTH, PROHIBITION OF MOTOR VEHICLES), bollards, FAO, Rob Welch

To: Sandbach Town Council <clerk@sandbach.gov.uk>

Dear Sandbach Town Council,

I noticed in the attached document that you were consulted on this issue, please see my comments below and feel free to support them.

Regards
Matthias Bunte

----- Forwarded Message -----

Subject: MOSS LANE, ELWORTH, PROHIBITION OF MOTOR VEHICLES), bollards,
From: Rob Welch

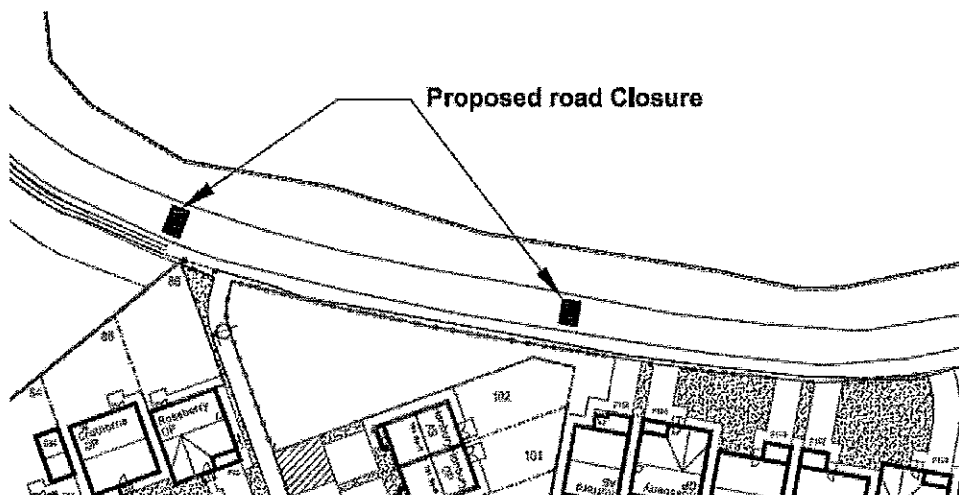
Date: Sat, 27 May 2017 23:45:14 +0000

From: Matthias Bunte <m_bunte@hotmail.com>

To: consultations@cheshireeasthighways.org <consultations@cheshireeasthighways.org>

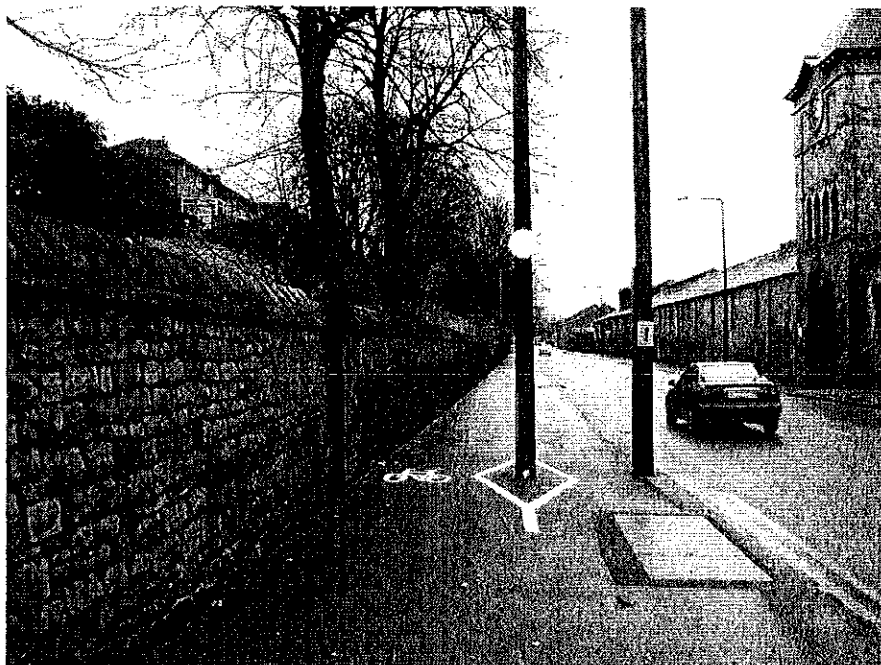
Dear Rob,

I support blocking Moss Lane in Elworth for cars and I understand bollards are required. I'm not sure why two sets are required though, as shown on drawing No S278-004/04, Rev A.



Please ensure adequate spacing of '... a minimum of 1.2 metres apart, preferably 1.5 metres.' as defined in LTN 2/08, Cycling Infrastructure Design guidance, 8.14.4.

Moss Lane is unlit and bollards can be dangerous to cyclists. I therefore suggest using flexi bollards as on pedestrian refuges. Should solid bollards be required then I suggest the red and white 'barber pole' as this is better visible than others. Furthermore I suggest to use deflecting white lines to warn on the approach to the obstacle, as can be seen on the photo from Lancaster.



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

Regards

Matthias Bunte

Cycling UK,

13 Deans Lane

Sandbach, CW11 3HF

07930 844033

(copy via separate mail to Sandbach Town Council)