

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, 26 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 5 JUNE 2017.**

- 4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 9.06.17 response to Cheshire East by 28.06.17

17/2805C Parkhouse Residential Home, Congleton Road, Sandbach, CW11 4SP

2 Serviced apartments ancillary to the care home; 1 two bedroomed serviced apartment and 1 one bedroomed serviced apartment.

17/1504C Wheatsheaf Hotel, 1, Hightown, Sandbach, CW11 1AG

Construction of inverted dormer and infill glazing to the existing coaching under-croft at the Wheatsheaf P.H. Proposed new vehicular access off Old Mill Road to The Wheatsheaf Carpark and to the existing car parking on adjacent land.

17/2919C 536 Crewe Road, Sandbach CW11 3RY

Proposed two storey rear extension and demolition of the existing single storey rear kitchen extension.

- 17/1752C Cheshire Cheese, 466-468, Crewe Road, Sandbach, CW11 3RL
External works to rear beer garden – change in levels to reduce steepness of slope and open up existing window and install new sliding and folding doors to allow access and increase light from the rear of the building.
Reinstate window to old doorway/window to front side elevation.
- 17/2924C 123, Crewe Road, Sandbach CW11 4PA
Single Storey rear extension and two storey rear extension (re-submission of 17/2066C).

Submitted WE 16.06.17 response to Cheshire East by 04.07.17

- 17/2988C 2, Plant Street, Sandbach, CW11 1BD
Single storey side extension.
- 17/3012C 14, Blackacres Close, Sandbach, CW11 1YE
Proposed amendment to roof line of extension differing from that approved under 15/1238C.
- 17/3071C 1, The Commons, Sandbach, CW11 1EG
Advertisement consent for one projecting sign and one external fascia sign.

Submitted WE 23.06.17 response to Cheshire East by 14.07.17

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

Email received on the 15th June 2017 advising of the Willaston Neighbourhood Plan Submitted Plan Proposal.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 17 July 2017 at 7pm in the Literary Institution.

Resolved: Members felt unable to comment on this application due to there not being enough information about the variation to make a decision.

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.

Resolved: No objection.

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

Single storey rear/side extension.

Resolved: No objection.

Submitted WE 02.06.17 response to Cheshire East by 21.06.17

17/2689C 115 Heath Road, Sandbach, CW11 2JY

Proposed single storey pitched roof extension

Resolved: No objection providing the new window in the side of the property for bedroom 2 doesn't cause privacy issues for 115 Heath Road or the neighbour.

17/2731C Units 4&5 The Counting House, Sandbach Lane, Sandbach, CW11 3NG

Change of use from light industrial B1 to a fitness centre D2. Change of business hours from 7:30hrs to 18:00hrs on Monday to Friday, 8:00hrs to 13:00hrs on Saturday and no working on Sundays or Public Holidays. Proposed working hours to be 07:00hrs to 21:00hrs on Monday to Friday, 08:00hrs to 17:00hrs on Saturday, 09:00 to 12:00 on Sunday.

Resolved: No objection, however, the committee requests that should the application be approved, conditions are put in place to reduce the noise levels and the traffic caused by the extended hours of opening to lessen the impact on nearby residents.

17/2861C 26 Elanor Road, Sandbach, CW11 3FZ

Alterations and single storey side extension connecting in to existing garage to be converted.

Resolved: No objection.

17/2868C 12, Front Street, Sandbach, CW11 1EU

Listed Building Consent Application for the removal of existing part fence, part boundary walls and the erection of new boundary walls along with the dismantling of the existing dilapidated Outhouse and rebuilding.

Resolved: No objection.

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
Resolved: That the correspondence be received.
- II. Letter dated 18th May 2017 containing notice of confirmation of a Public Path Creation Order for Footpath NO. 51.

Resolved: That the correspondence be received and Mike Wellings is to ask if the committee can see a schedule of the plan to light the footpath.

- III. Email dated 18th May containing notice of the proposed Weston and Basford Neighbourhood Plan.

Resolved: That the correspondence be received and Mike Wellings is to send a positive response concerning the 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.

Resolved: That the correspondence be received.

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.

Meeting Closed 20:00 Cllr R Hovey (Chairman)

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Notice of Submitted Plan Proposal

Name of Proposed Plan: Willaston Neighbourhood Plan

Name of Relevant Body: Willaston Parish Council

Consultation Period: 14.06.17 – 28.07.17

Notice:

Notice is hereby given that Willaston 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 Willaston Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of Cheshire East Council's website:

http://cheshireeast-consult.limehouse.co.uk/portal/planning/np/willaston_neighbourhood_plan_regulation_16_consultation

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 28th July 2017.

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk

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SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Monday, 26 June 2017 at 7.00pm in the Sandbach Literary Institution, Hightown.

1. PLANNING APPLICATIONS

Submitted WE 23.06.17 response to Cheshire East by 11.07.17

17/3109C 23, Teddy Gray Avenue, Sandbach, CW11 3AR

Conservatory to rear elevation of property.

17/2763C 56, Park Lane, Sandbach, CW11 1EP

Construction of one new dwelling on site as an infill property.

17/3156C Mulberry Cottage, 14 Offley Road, Sandbach, CW11 1GY

Creation of single storey rear extension and new vehicle access/hardstanding.

17/3159C 168 Crewe Road, Sandbach, CW11 4PY

Proposed single storey side and rear extension and conversion of detached garage.

17/2658C Wheelock Primary School, Crewe Road, Sandbach, CW11 4PY

Proposed infill of an area currently used as an outside classroom to incorporate it as part of the internal structure, consisting of part wall, roof above and new window frame and doors leading to the playground.

2. CORRESPONDENCE

2.1 Cheshire East Council

Email dated 20th June 2017 concerning public participation at the Strategic Planning Board meeting on the 28th June for application 16/5850C.

2.2 Cheshire East Council

Email dated 22nd June 2017 concerning an application for a new street and 5 addresses on the land adjacent to Park House, Congleton Road, Sandbach.

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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: **Paul Wakefield**
Direct dial: **01625 383710**
E-

Mail: paul.wakefield@cheshireeast.gov.uk

Dear Sir/Madam

Date: **20-Jun-2017**

Application No: **16/5850C**
Proposal: **Improvement of J17 Northbound slip road. Provision of new roundabout to provide access to development site, Old Mill Road and slip road**
Location: **Land South Of, OLD MILL ROAD, SANDBACH**

PUBLIC PARTICIPATION AT THE STRATEGIC PLANNING BOARD OR PLANNING COMMITTEE

I am writing to you as an interested person in respect of the above planning application. This application is due to be considered by the Strategic Planning Board on 28 Jun 2017. The Council has resolved to allow interested persons an opportunity to explain briefly their views in support of or against the application prior to the Committee's consideration and determination of the application.

On the reverse side of this letter is a note explaining the procedure and time of the meeting. Please read them carefully and contact Democratic Services if you would like to attend.

If there is more than one speaker you may be required to share your speaking time. If this is the case, the Democratic Services Officer will need to contact you. Please, therefore, include a contact telephone number on your request to speak.

Yours faithfully

Paul Wakefield

Principal Planning Officer
Development Management

Cheshire East Borough Council

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Address Management
Municipal Buildings
Earle Street
Crewe, CW1 2BJ
Tel: 01270 686770
Email: addressmanagement@cheshireeast.gov.uk

Date: 22/06/2017

Case Reference Number: SNN000001201

Dear Town Councillors,

Re: New Street Naming Proposal

Under Cheshire East Council's Street Naming & Numbering Policy procedure, we are required to gather views of various internal and external bodies, including the Ward Councillors and Parish Council for any proposed new street names being allocated under the Council's Street Naming & Numbering statutory powers.

We have received an application for a new street and 5 addresses at land adj to Park House, Congleton Road, Sandbach.

The applicant has put forward the following suggestion:

Riddell Way

Attached is a location and a site plan for the development.

Please could you let me have your comments by 03/07/2017? This deadline is necessary in order to allow all consultation to be completed within the timescales laid down by the street naming legislation. Therefore if I do not hear from you by 03/07/2017 I will assume you have no comments/objections to make.

Yours faithfully

Paul Barallon

Systems Administrator

V W B A R C H I T E C T S

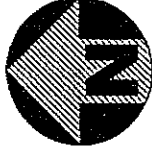
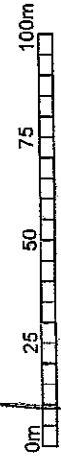
35 West Street, Congleton, Cheshire, CW12 1JX tel: 01260 272891 e-mail: admin@vwbarchitects.co.uk

CLIENT PROJECT

THE DALE LAND TRUST

RESIDENTIAL DEVELOPMENT
CONGLETON ROAD, SANDBACH
CW11 14SP

SCALE 1:1250 @A3	TITLE LOCATION PLAN	DWG. No. 3822 / 03
		DATE/FEBRUARY '16
		REV



V W B A R C H I T E C T S

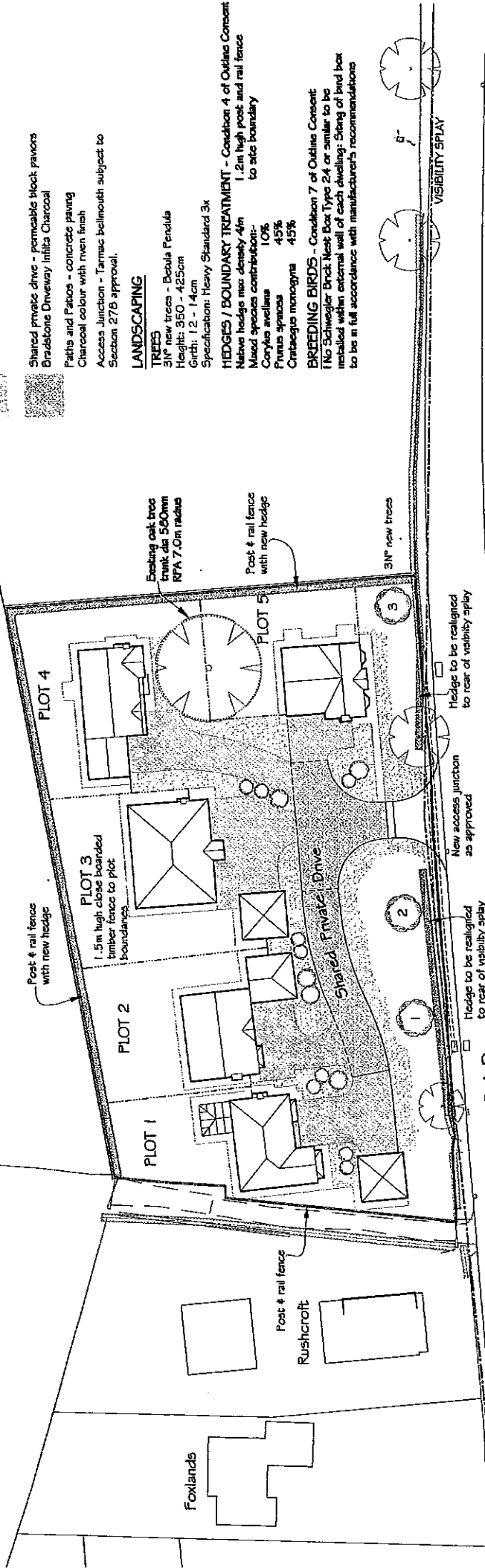
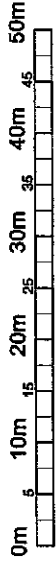
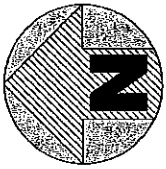
Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 272891

CLIENT: THE DALE LAND TRUST

PROJECT: RESIDENTIAL DEVELOPMENT
 CONGLETON ROAD, SANDBACH
 CW11 4SF

SCALE: 1:500 @A3	TITLE: SITE LAYOUT
DRG. No. 3622 / 14	DATE: DECEMBER '16 REV: A

REV A. Materials, landscaping, further info' added. DEC '16



MATERIALS

Shared private drive - permeable block pavers
 Driveways - permeable block pavers
 Bradstone Woburn Rumbled Graphite Infilla

Paths and Patios - concrete paving
 Charcoal colour with river finish
 Access Junction - Tarmac bellmouth subject to Section 276 approval.

LANDSCAPING

TREES
 31" new trees - Betula Pendula
 Height: 350 - 425cm
 Girth: 12 - 14cm
 Specifications: Heavy Standard 3x

HEDGES / BOUNDARY TREATMENT - Condition 4 of Outline Consent
 Native hedge max density 40m
 Mixed species contribution:
 Corylus avellana 10%
 Prunus spinosa 45%
 Crataegus monogyna 45%

BREEDING BIRDS - Condition 7 of Outline Consent
 No Schwelger Brick Nest Box Type 24 or similar to be installed within external wall of each dwelling. String of bird box to be in full accordance with manufacturer's recommendations

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