

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, 17 July 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 26 JUNE 2017.**
- 4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 30.06.17 response to Cheshire East by 18.07.17

17/3192C 22, Parkhouse Drive, Sandbach, CW11 1YW

Construction of single storey rear extension.

17/3227C The Sidings, Moston Road, Sandbach, CW11 3GL

New single 3 bed dwelling and single garage.

Submitted WE 07.07.17 response to Cheshire East by 25.07.17

17/3328C 11, Sweettooth lane, Sandbach, CW11 1DB

Partial demolition of existing conservatory. Erection of single storey extension over conservatory footprint. Together internal alterations, reconfigured front kitchen window, roof light to loft space and external works comprising access ramp and replacement external decking.

- 17/3346C 102, Crewe Road, Sandbach, CW11 4NU
Proposed detached double garage and associated new dropped kerb access.
- 17/3329C Land Off, Moss Lane, Sandbach
Variation of Condition 4 on approved planning application 16/5947C.
- 17/3323C 2, Bradwall Road, Sandbach, CW11 1WB
Installation of a new external DDA compliant entrance ramp with handrail through the lifting and regrading of the existing pavement and conversion of existing window into a door.
- 17/3230C Sandbach Community Football Centre, Hind Heath Road, Sandbach, CW11 3LZ
Proposed erection of a temporary, moveable 3G covered spectator seating viewing area for 90 people.
- 17/3029C 12, Mill Hill Lane, Sandbach, CW11 4PN
Two storey side extension forming covered way and bedrooms above.

Submitted WE 14.07.17 response to Cheshire East by 04.08.17

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 Bollington Town Council

Email received on the 3rd July concerning information on the consultation of their draft Neighbourhood Plan.

6. DATE/TIME AND PLACE OF NEXT MEETING

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

The agenda item below as deferred until 7:20 to allow opportunity for members of the public to attend.

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.

Resolved: Members **OBJECT** to this application due to contravention of the following policy of the Sandbach Neighbourhood Plan:

IFT2: The Policy outlines that existing residential areas must have adequate parking facilities. This application includes plans to take parking spaces away from 3 existing residents of Hope Street and the Gardens.

Members also wish to make the following comments should the application be approved:

- Comments made by the Conservation officer should be implemented.
- Highways recommendations are applied .
- Any approval include Condition that the dining structure canopy is closed at 9pm, to minimise the noise pollution for neighbours.

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

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

Resolved: No objection

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.

Resolved: No objection

17/2924C 123, Crewe Road, Sandbach CW11 4PA

Single Storey rear extension and two storey rear extension (re-submission of 17/2066C).

Resolved: No objection

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.

Resolved: No objection

17/3012C 14, Blackacres Close, Sandbach, CW11 1YE

Proposed amendment to roof line of extension differing from that approved under 15/1238C.

Cllr Hovey declared a pecuniary interest in this application and did not join discussion or voting. Cllr Lea-O'Mahoney took the Chair during this item.

Resolved: No objection

17/3071C 1, The Commons, Sandbach, CW11 1EG

Advertisement consent for one projecting sign and one external fascia sign.

Resolved: No objection

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.

Resolved: No objection

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

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

Resolved: No objection

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

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

Resolved: No objection

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

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

Resolved: No objection

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.

Resolved: No objection. Members support this application.

5. CORRESPONDENCE

5.1 Cheshire East Council

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

Resolved: The Meeting Clerk sends an email of support on behalf of the Committee.

5.2 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.

Resolved: That:

- i. The Chairman and Cllr Price Jones are to enquire whether Cllr Corcoran plans to attend as Ward Cllr.
- ii. Should Cllr Corcoran be unavailable, this Committee's Chairman will seek his support in writing a statement for a Committee member to read at Strategic Planning. The Meeting Clerk registers STC to speak at the Committee Meeting. This place can be cancelled, should Cllr Corcoran be planning to to speak in objection to the application.
- iii. The meeting clerk will prepare a letter to be sent to CEC Head of Planning, with cc. to Chief Executive, expressing the Committee's concern at short notice for registering to speak at CEC Planning Committee's.

5.3 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.

Resolved: That:

- i. **The Meeting Clerk** obtain approval from The Sandbach RBL to submit names from the War Memorial.
- ii. **Should approval be granted by the RBL, The Meeting Clerk** submit the Committee's suggested names of James Shepley and Frank Cooke to CEC.

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.

Meeting Closed 8.50pm
Cllr R Hovey (Chairman)

MW



BOLLINGTON NEIGHBOURHOOD PLAN PRE-SUBMISSION CONSULTATION LETTER

Date: 26th June 2017

Dear Sir/Madam

Bollington Neighbourhood Plan – Statutory Consultation under regulation 14 of the Neighbourhood Planning (General) Regulations 2012

Bollington Neighbourhood Plan Steering Committee, in conjunction with Bollington Town Council has prepared a draft Neighbourhood Plan for the Town of Bollington and this is now available for pre-submission consultation purposes. Please note that the consultation period for the plan will ONLY run until 25th August 2017.

The purpose of this consultation is to seek comments from Statutory Consultees, the local community and others whose interests may be affected by the draft proposals made. Please be aware and assured that your comments will influence our final draft plan before a further Statutory consultation which will be conducted by the Local Planning Authority. It will subsequently be subject to an independent examination.

If you are not the correct contact for this consultation, it would be appreciated if you would kindly pass this document to the appropriate person.

A copy of the draft plan can be viewed at www.bollington-tc.gov.uk/np. This site also contains details of the process involved and the necessary supporting documentation. The consultation feedback form can be found at <http://www.goo.gl/Zzon7L>. A hard copy of the plan can also be seen at Bollington Library or at Bollington Town Hall and hard copies of the feedback form are also available at these locations.

If you would like to make representations with regard to and hopefully in support of this Plan, other than matters covered in the feedback form then please submit them by 25th August 2017, to:-

The Town Clerk
Bollington Town Council
Town Hall,
Wellington Road
Bollington
Macclesfield SK10 5JR

email to np@bollington-tc.gov.uk

We thank you for your consideration and look forward to receiving any comments you may have in due course

Michael Burdekin
(Chairman) –Bollington Neighbourhood Plan Steering Committee

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SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Monday, 17 July 2017 at 7.00pm in the Sandbach Literary Institution, Hightown.

1. PLANNING APPLICATIONS

Submitted WE 23.06.17 response to Cheshire East by 03.08.17

- 17/3531C Leonard Cheshire Home, The Hill, Sandbach, Cheshire, CW11 1LA
Additional 5 no. apartments to current residential development (total 17 apartments) as a modification to approval (Application No:14/3215C).
- 17/3384C Wilkinson House, London Road, Sandbach, CW11 3BF
Advertisement Consent for 2 Hoarding Boards.
- 17/3556C Unit 10, Springvale Business Centre, Millbuck Way, Sandbach, CW11 3HY
Addition of a new door and new window to the front of the building and two new windows to rear.

2. CORRESPONDENCE

2.1 Cheshire East Council

Letter dated 13th July 2017 concerning an invitation to comment on Application 16/2583C, Land West of Bradwall Road, following an appeal being made to the Secretary of State.

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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: **Daniel Evans**
Direct dial: **01270 686751**
E-Mail: planning@cheshireeast.gov.uk

Dear Sir/Madam

Date: 13-Jul-2017

Application No: **16/2583C**
Proposal: **Outline planning permission for residential development to include details of access**
Location: **Land west of BRADWALL ROAD, SANDBACH**

Following refusal of planning permission, I am writing to advise you, that an appeal has been made to the Secretary of State in respect of the above planning application, and is to be dealt with by means of Written Representations, with a site visit by an Inspector from the Planning Inspectorate.

You are invited to comment on the appeal on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by letter in triplicate, to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the appeal reference APP/R0660/W/173172518 within 5 weeks of the Appeal Start Date of 11 July 2017. Representations received after the deadline of 15 August 2017 will not normally be seen by the Inspector and will be returned. However, I must point out that copies of all letters will be sent to both the Appellant and the Borough Council. Any comments already made on the related application for planning permission (unless they are expressly confidential), will also be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account in deciding the appeal. Any changes to these comments should be sent direct to the Planning Inspectorate at the above address.

A copy of the booklet Guide to Taking Part in Planning Appeals is available through 'publications' on the Planning Inspectorate website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> When made the appeal decision will be published on the Planning Portal.

A copy of the Appellant's grounds of appeal is available to view online at www.cheshireeast.gov.uk/planning or at any office of the Council which has internet viewing facilities for the public. Other documentation will be uploaded to the website when it becomes available during the appeals process.

Yours faithfully

Daniel Evans

**Principal Planning Officer
Development Management**