

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, 7 August 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 17 JULY 2017.**
- 4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 21.07.17 response to Cheshire East by 08.08.17

17/3611C Land Off, Marsh Green Road, Sandbach

Outline application for Residential development on land off Marsh Green Road, Elworth, Sandbach.

17/3565C 3 Well Bank Sandbach, CW11 1FQ

Demolish existing garage and conservatory, removal of existing front and rear dormers, construction of single storey extension and new front and rear elevation dormers and internal structural alterations and improvements.

17/3609C 522 Crewe Road, Sandbach, CW11 3RY

3 dormers to front elevations extend to side and rear. Create room space in existing loft and extensions to side and rear.

17/3546C 48 Hassall Road, Sandbach, CW11 4HN

Proposed single storey rear extension, external render coat to part of existing dwellings and internal alterations.

17/2695C 8 Cedar Close, Sandbach, CW11 4JS
Single storey rear extension.

Submitted WE 28.07.17 response to Cheshire East by 14.08.17

17/3474C 128 Crewe Road, Sandbach, CW11 4PX

First floor side extension and amendments to previous approval 14/1389C.

17/3752C 98 Park Lane, Sandbach, CW11 1EP

Two storey side extension and roof alignment.

17/3764C Leonard Cheshire Home, The Hill, Sandbach, CW11 1LA

Listed building consent for additional 5 no. apartments to current residential development as per approval (Application No: 14/3215C).

17/3845C Wilkinson House, London Road, Sandbach, CW11 3BF

Variation of condition on existing permission 16/6142C; Development of 3 dwelling houses, change of use of Wilkinson House from Class C2 care home to Class C3 dwelling house, improvement of existing access from London Road, construction of development roads and services and associated demolition works.

Submitted WE 04.08.17 response to Cheshire East by 25.08.17

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. COMMENTS ON APPLICATION 16/2583C

Lead: The Chairman of the Meeting

Action: To finalise a comment on application 16/2583C to be sent to the Secretary of State following the appeal.

6. CORRESPONDENCE

6.1 Cheshire East Council

6.1.1 Email received on the 25th July informing of a TPO served for Land to the West of Bradwall Road.

6.1.2 Email received on the 26th July informing that Somerford Parish Council have submitted their proposed Neighbourhood Plan to CEC and that representations are now welcome.

6.1.3 Email Received on the 26th July advising that an appeal has been made to the secretary of state regarding application 17/0292C and that comments are invited.

6.1.4 Email received on the 27th July informing that Hulme Walfield and Somerfood Booths Parish Council have submitted their proposed Neighbourhood Plan to CEC and that representations are now welcome.

6.2 Matthias Bunte – Cycling UK

Email received on the 31st July containing comments from Cycling UK about application 17/3611C, Marsh Green Road, Sandbach.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 29 August 2017 at 7pm in the Literary Institution.

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SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 7pm on Monday, 17 July 2017, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors R Hovey (Chairman)
M Forster (Town Mayor)
A Smith
J Cartlidge
G Price Jones

1. APOLOGIES FOR ABSENCE

Councillors: C Lowe
K Haines
P Eaton
M Lea-O'Mahoney

Absent without apologies: R Hoffmann

2. DECLARATIONS OF INTEREST

There were none.

As there were no members of the public in attendance, the Chairman did not adjourn the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 JUNE 2017.

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

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.

Resolved: No objection.

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

New single 3 bed dwelling and single garage.

Resolved: No objection.

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.

Resolved: No objection.

17/3346C 102, Crewe Road, Sandbach, CW11 4NU

Proposed detached double garage and associated new dropped kerb access.

Resolved: Members have no fundamental objection, but express concerns about the visibility splay onto the busy Crewe Road which they hope is maintained.

17/3329C Land Off, Moss Lane, Sandbach

Variation of Condition 4 on approved planning application 16/5947C.

Resolved: No objection, however, Members request that the existing hedgerow and hedgerow trees are retained as they no longer appear in the plans submitted for approval.

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.

Resolved: No objection.

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.

Resolved: No objection.

17/3029C 12, Mill Hill Lane, Sandbach, CW11 4PN

Two storey side extension forming covered way and bedrooms above.

Resolved: No objection. Members support the proposal due to the fact it is in balance with the work carried out by the semi-detached next door neighbour.

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).

Resolved: No objection.

17/3384C Wilkinson House, London Road, Sandbach, CW11 3BF

Advertisement Consent for 2 Hoarding Boards.

Resolved: Members **OBJECT** to this application due to concerns that the size of the boards are excessive for a development at the entrance to Sandbach and the length of time that they may stay erected for. Members would not want the advertisement hoardings to remain after the new properties have been occupied.

Furthermore, the application is in contravention of Policy **HC3** of the Sandbach Neighbourhood Plan and Policy **S14** of the Congleton Borough Local Plan as it is not in keeping with the character of the Street scene and locality.

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.

Resolved: No objection.

5. CORRESPONDENCE

5.1 Bollington Town Council

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

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

5.2 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.

Resolved: That:

- i. Members send objections discussed in the meeting to the Chairman of the Meeting by Friday 28th July (10 days from the date of the meeting).
- ii. The Chairman of the Meeting constructs a draft objection to the appeal which is to be shared with Members at the next meeting; Monday 7th August.
- iii. The Clerk of the Meeting adds a relevant Agenda item to the next meeting agenda so that discussion can take place.

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.

Meeting Closed 8.09pm
Cllr R Hovey (Chairman)

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Town and Country Planning Act 1990
CHESHIRE EAST BOROUGH COUNCIL
(SANDBACH- LAND TO THE WEST OF BRADWALL ROAD)
TREE PRESERVATION ORDER 2017

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) TREE PRESERVATION ORDER 2017

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 21st day of July 2017

The Common Seal of Cheshire East Borough Council

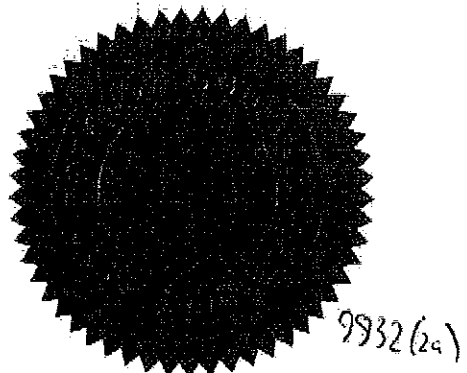
was affixed to this Order in the presence of—

.....*P. Williams*.....

Signed on behalf of the Cheshire East Borough Council

.....

Authorised by the Council to sign in that behalf



CONFIRMATION OF ORDER

6.1.1

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

6.1.1

Trees specified individually
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	Standing approximately 40 metres to the west of Bradwall Road Grid Ref: 375,545 – 361,922
T2	Ash	Standing to the north of the rear boundary of 22 Barlow Road Grid Ref: 375,417 – 361,742
T3	Oak	Standing within an amenity area to the north east of 2 Dove Close Grid Ref: 375,241 – 361,743
T4	Oak	Standing approximately 75 metres to the north of the rear boundary of 8 Raven Close Grid Ref: 375,378 – 361,813
T5	Oak	Standing approximately 75 metres to the north of the rear boundary of 8 Raven Close Grid Ref: 375,372 – 361,891
T6	Oak	Standing approximately 220 metres to the north of 2 Dove Close Grid Ref: 375,232 – 361,966
T7	Oak	Standing approximately 225 metres to the north of the rear boundary of 10 Raven Close Grid Ref: 375,355 – 361,966
T8	Oak	Standing in a field boundary hedgerow approximately 230 metres to the west of Bradwall Road Grid Ref: 375,344 – 362,007
T9	Oak	Standing in a field boundary hedgerow approximately 200 metres to the west of Bradwall Road Grid Ref: 375,370 – 362,007
T10	Oak	Standing in a field boundary hedgerow approximately 40 metres to the west of the electricity sub station Grid Ref: 375,489 – 361,989

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>
G1	2 Oak	Standing in a field boundary hedgerow approximately 40 metres to the west of Bradwall Road Grid Ref: 375,545 – 361,856
G2	2 Oak	Standing in a field boundary hedgerow approximately 35 metres to the west of Bradwall Road Grid Ref: 375,541 – 361,823
G3	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
G4	2 Oak	Standing in a field boundary hedgerow approximately 300 metres to the west of Bradwall Road Grid Ref: 375,257 – 362,024
G5	2 Oak & 1 Ash	Standing in a field boundary hedgerow approximately 90 metres to the west of the Electricity Sub Station Grid Ref: 375,434 – 361,974

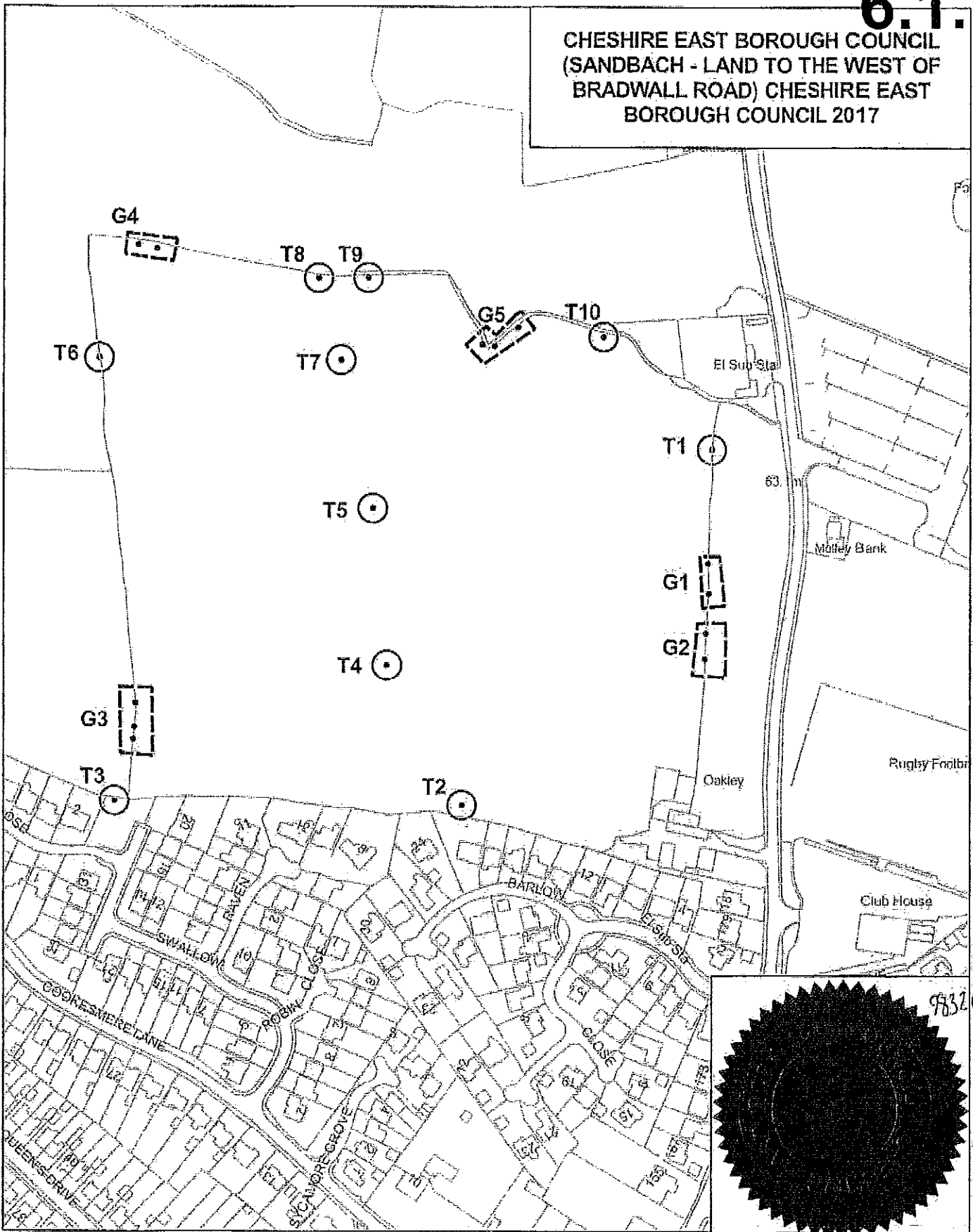
Woodlands

(within a continuous black line on the map)

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

CHESHIRE EAST BOROUGH COUNCIL
(SANDBACH - LAND TO THE WEST OF
BRADWALL ROAD) CHESHIRE EAST
BOROUGH COUNCIL 2017



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Notice of Submitted Plan Proposal

Name of Proposed Plan:	Somerford Neighbourhood Plan
Name of Relevant Body:	Somerford Parish Council
Consultation Period:	25.07.17 – 08.09.17

Notice:

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

http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/somerford-neighbourhood-plan.aspx

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 8th September 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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6.1.3

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: **Louise Everard**
Direct dial:
E-Mail: Louise.everard@Cheshireeast.gov.uk

Dear Sir/Madam

Date: 26-Jul-2017

Application No: **17/0292C**
Proposal: **Proposed erection of a new one-bedroom house**
Location: **LAND ADJACENT 17, RANDLE BENNETT CLOSE, 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/17/3177538 within 5 weeks of the Appeal Start Date of 20 July 2017. Representations received after the deadline of 24 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.

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Notice of Submitted Plan Proposal

Name of Proposed Plan:	Hulme Walfield and Somerford Booths Neighbourhood Plan
Name of Relevant Body:	Hulme Walfield and Somerford Booths Parish Council
Consultation Period:	27.07.17 – 08.09.17

Notice:

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

http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/hulme-walfield-and-somerford-Booths-s-neighbourhood-plan.aspx

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 8th September 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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----- Forwarded message -----

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

Date: 31 Jul 2017 15:49

Subject: 17/3611C, Marsh Green Road, Sandbach

To: "Nick Hulland" <Nick.Hulland@cheshireeast.gov.uk>, "planning@cheshireeast.gov.uk" <planning@cheshireeast.gov.uk>

Cc: "Gillian (Councillor) MERRY" <Gillian.Merry@cheshireeast.gov.uk>, "Sam Corcoran" <sam.corcoran@cheshireeast.gov.uk>, "Ann Banks" <clerk@sandbach.gov.uk>, "info@crofts.co.uk" <info@crofts.co.uk>, "jo.redmond@struttandparker.com" <jo.redmond@struttandparker.com>, "Genni BUTLER" <Genni.Butler@cheshireeast.gov.uk>

Dear Mr Hulland,

Should this application be approved then please see my comments.

1. **Upgrading Sandbach FP36/Bradwall FP3 or Sandbach FP2/Bradwall FP8 for cycling**
Should developer contributions be available then one of the above could be investigated. It would provide an excellent alternative route to Sandbach town centre and also to Holmes Chapel, Middlewich and the quiet lanes here.
2. **Upgrading Sandbach FP 1 for cycling**
The Statement of Community Involvement mentions in the Conclusion: '... the development proposes to widen the adjacent footpath.' This is welcome and I assume this refers to Footpath 1. I suggest investigating if this could be upgraded for cycling.
3. **'Access by Cycle' (Transport Statement, 3.3)**
The Transport Statement mentions
'National Cycle Route 5 is located approximately 820 metres south of the site ...'
and
'... a local traffic-free cycle route is situated approximately 1 kilometre west of the site, this travels alongside the Trent and Mersey Canal, providing access into Middlewich and Wheelock as well as linking with Regional Route 71.'

Those tracks are too far away to be considered useful. Getting to both routes involves using busy roads, heavily used by lorries. Also both routes don't lead to amenities like schools or shops. Cycling along the overgrown Trent&Mersey canal towpath is difficult. I feel the developer's conclusion, *'This site can therefore be considered as being highly accessible by cycle'* should be challenged by the local authority.

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

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