

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 Tuesday, 29 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 7 AUGUST 2017.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.08.17 response to Cheshire East by 30.08.17

17/4029C Reynolds Lane, Sandbach, CW11 4SU

Cattle shelter/barn (Feed Store).

Submitted WE 18.08.17 response to Cheshire East by 04.09.17

17/4095C 2, Alderley Close, Sandbach, CW11 1YX

Single storey side extension.

17/4027C Land on the Corner of Green Street & Cross Street Sandbach

Demolition of existing timber and brick stores/workshop and construction of new dwelling house.

17/4259C Commercial Hotel, Game Street, Sandbach, CW11 3RR

Variation of conditions 2, 3 and 8 on application 17/1249C

17/7294C Commercial Hotel, Game Street, Sandbach, CW11 3RR

Variation of conditions 2 and 3 on application 17/1220C

- 17/4300 47, Mortimer Drive, Sandbach, CW11 4HS
Front extension and internal alterations.
- 17/1251C Kendal, 42 Hawthorne Drive, Sandbach CW11 4JH
Replacement detached domestic garage.
- 17/4250C Three Ways Farm, Bradwall Road, Sandbach, CW11 1GP
Alteration to front porch, demolition of existing double garage with addition of new three bay garage with gym space over and associated alterations to driveways.

Submitted WE 25.08.17 response to Cheshire East by 15.09.17

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 Matthias Bunte – Cycling UK

Email received on the 14th August containing comments from Cycling UK about applications 17/3915C and 17/3916C, Abbeyfields, Sandbach.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 18 September 2017 at 7pm in the Literary Institution.

- There are concerns over the setting of Barncroft (a smallholding in the middle of the development, and Marsh Green Farm, which are both buildings of significant architectural merit.

The group asked that Sandbach Town Council Planning Committee support them with an objection to this proposal.

As there were no more members of the public wishing to speak, the Chairman reconvened the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17 JULY 2017.

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

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.

Resolved: Members **OBJECT** to this application on the following grounds:

The proposed development is in the open countryside on the northwest boundary of Elworth. Development on this greenfield land is contrary to policies PC1 (Areas of Separation), PC3 (Policy Boundary for Sandbach), PC2 (Landscape Character) and H1 (Housing Growth) of the Sandbach Neighbourhood Development Plan. Furthermore, it is contrary to policies SE4 and PG6 of the recently adopted Cheshire East Local Plan Strategy, and PS8 of the Local Plan Saved Policies for the reason listed above. The Sandbach Neighbourhood Plan Policy H5 Preferred Locations, directs development to be within the settlement boundary, the proposed development is contrary to this policy.

The application site is accessed via Marsh Green Road and Vicarage Lane, both of which are narrow and congested with parked vehicles, and very limited pedestrian pavements. Proposals will intensify flood risk in an area prone to flooding, increase safety risk, and exacerbate existing traffic and parking issues and, as such, are contrary to Sandbach Neighbourhood Plan Policy IFT1. Additionally, pollution levels in the area are exceeding EU guidelines and any development would further increase this burden on residents.

For reasons detailed above, Proposals also contravene Local Plan Saved policies GR6 (III, IV and V), GR7 (I, II and III), GR9 (I and II) and GR18.

Cheshire East can now demonstrate a 5 year supply of housing, Sandbach has provided more than its fair share of that supply, meaning that this application is contrary to policy PG7 of the recently adopted Cheshire East Local Plan Strategy.

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.

Resolved: No objection subject to the conservation and listed building teams comments on the application.

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.

Resolved: Members **OBJECT** to this application due to a lack of information available about the application in the plans. Members feel that the information portrayed in the plans would exacerbate levels of traffic if approved.

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

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

Resolved: No objection.

17/2695C 8 Cedar Close, Sandbach, CW11 4JS

Single storey rear extension.

Resolved: No objection.

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.

Resolved: No objection.

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

Two storey side extension and roof alignment.

Resolved: No objection.

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).

Resolved: No objection.

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.

Resolved: No objection.

Submitted WE04.08.17 response to Cheshire East by 23.08.17

17/3867C 21 Mill Hill Lane, Sandbach, CW11 4PN

Alterations to roof to form additional accommodation and dormer windows.

Resolved: No objection.

17/3693C Reserved Matters Application for appearance and landscaping following outline approval 16/5947C – Outline application for the erection of 8 detached houses with access, layout and scale.

Resolved: No objection.

17/3915C Land South of Middlewich Road and East of Abbey Road, Sandbach
Approval of reserved matters (appearance, landscaping, layout and scale) following outline approval of 12/1463 – Erection of 126 two storey detached, semi-detached and mews dwellings, landscaping, open space, parking and associated works.

Resolved: Members **OBJECT** to this application as in view of the recent issues surrounding Air Quality by Cheshire East Council, the original decision to grant planning on Air Quality Data is flawed. Middlewich Road is due to be designated as an Air Quality Zone, but should have been earlier. Therefore, this should be a factor involved in the decision making process of this application. This application should be reconsidered following the recent adoption of the Cheshire East Council Local Plan.

17/3916C Land South of Middlewich Road and East of Abbey Road, Sandbach
Erection of 25 two storey detached dwellings, landscaping, open space, parking and associated works.

Resolved: Members **OBJECT** to this application in view of the recent issues surrounding Air Quality by Cheshire East Council in the area. Furthermore, the recently adopted Cheshire East Council Local Plan demonstrates that Sandbach has already reached it's 5 year supply of housing. This development would take Sandbach above its supply quota.

This application is also contrary to Sandbach Neighbourhood Plan Policy IFT1, as the application will exacerbate problems with traffic which are already present on Middlewich Road.

17/3966C 134 Congleton Road, Sandbach, Cheshire, CW11 1DN
First floor extension. Replacement of the south boundary timber fence and hedgerow with a brick wall and low level planting.

Resolved: No objection.

17/3928C Oak Farm, Church Lane, Sandbach, CW11 4ST
Demolition of existing buildings and the erection of 5 new houses with improved primary access, soft & hard landscaping, associated infrastructure and ancillary facilities.

Resolved: Members **OBJECT** to this application as the recently adopted Cheshire East Council Local Plan demonstrates that Sandbach has already reached it's 5 year supply of housing. This development would take Sandbach above its supply quota.

Furthermore, this application is contrary to Sandbach Neighbourhood Plan Policy IFT1, as there is poor access onto the site on a dangerous bend, and Church Lane cannot take additional traffic with many people using the road as a rat run to avoid congestion on Middlewich Road.

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.
- Resolved:** That the Chairman of the meeting circulates a final copy of the comments before Mike Wellings submits them to the Secretary of State.

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.

Resolved: That the email be noted.

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.

Resolved: That the email be noted and that the Clerk of the Meeting sends Somerford Parish Council an email of support.

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.

Resolved: That the email be noted.

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.

Resolved: That the email be noted and that the Clerk of the Meeting sends Hulme Walfield and Somerfood Booths Parish Council an email of support.

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.

Resolved: That the Clerk of the Meeting sends an email to Matthias Bunte thanking him for his comments.

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.

Meeting closed 8:49pm
Cllr R Hovey (Chairman)

MW

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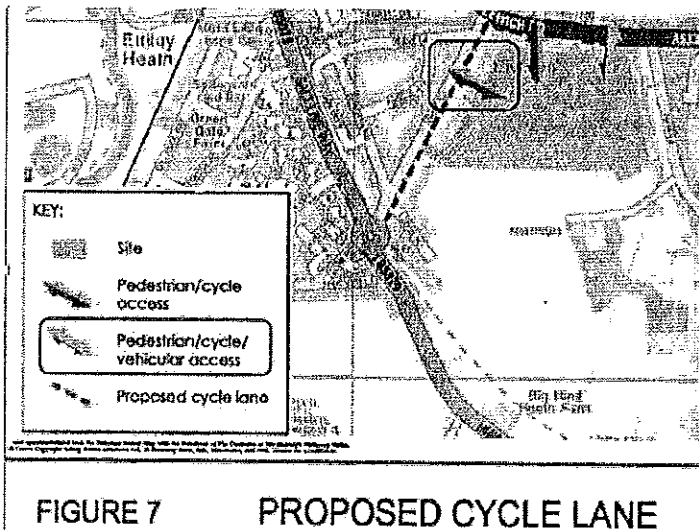
17/3915 and 17/3916C, Abbeyfields, comments Cycling UK

Dear Planning,

Should these applications be approved then please see my suggestions:

Link to Abbey Road for cyclists, between Nos 35 and 43

I would like to see access for cyclists from the site to Abbey Road as shown in Figure 7, Page 70 of the transport assessment, 1224/9/A TA, April 2012. This link should be extended across the wide grass verge on Abbey Road to reach the road itself.



In contrast to the Transport Statement from 2012, more recent documents describe the links as follows

'*pedestrian link*' (Supporting Statement, Proposed Residential Development, Abbeyfields Phase II, On behalf of Redrow Homes Ltd (North West Division) And Anwyll Homes; 2.4, page 3).

'*Potential pedestrian/cycle links to Middlewich & Abbey Roads*' (Design and Access Statement, July 2017; Key 12, map on page 14)

'*Pedestrian Links*' (Design and Access Statement, July 2017, Figure 5, Constraints and Opportunities, page 21)

It would be useful to clarify this now to avoid the mistake that has been made between the Canalfields and Fodens Test Track sites. The cycling link across the brook resulted in a bridge for pedestrians only and the local authority is currently investigating how this can be upgraded for cyclists.

Link to Wheelock Rail Trail for cyclists

This is mentioned as '*Potential link to Wheelock Rail Trail and future Sports Pitches*' (transport assessment, 1224/9/A TA, April 2012, Key 8, map on page 14). I would like to see this link realised.

Cycle link to the access road for the 'phase 2' development called Abbey Road for cyclists

I was unable to find a 'Masterplan' for the two sites, however, based on the information available I suggest two links as indicated by the two red double headed arrows. One to connect to the access road to Abbey Road and another via the internal road.

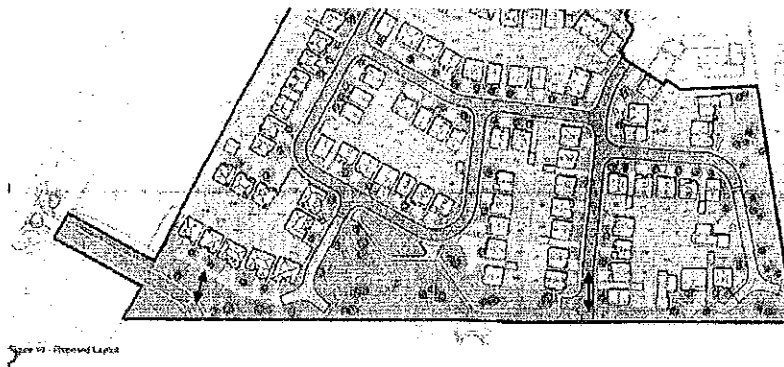


Figure 10, proposed layout, Design and Access Statement, July 2017

Signalised pedestrian crossing at Middlewich Road/Abbey Road/the co-operative food shop

Should developer funding be available then I would like to see a pedestrian crossing at this location.

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

Regards

Matthias Bunte, 11.8.2017

Cycling UK, Sandbach

Cc to Genni Butler, RoW; Sandbach Town Council; Cllrs Merry and Corcoran; Clair Visco, Transport Officer

SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Tuesday, 29 August 2017 at 7.00pm in the Sandbach Literary Institution, Hightown.

1. PLANNING APPLICATIONS

Submitted WE 25.08.17 response to Cheshire East by 20.09.17

17/4381C The Cottage, 92, Manor Road, Sandbach, CW11 2LU

Replacement of a three bed two storey house with a new four bed two storey detached house.

