



#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Deferred from the Meeting held on 9<sup>th</sup> October 2017

17/5070C Former Albion Chemical Works, Booth Lane, Moston, Cheshire

Outline Planning Permission (Revisions to 09/2083C) in respect of zones 2,5 and 6 to provide up to 122 residential units (C3) plus care home (C2) or 144 residential units, up to 2,6000SQM of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1). With public open space and associated infrastructure.

**Resolved:** Members **OBJECT** to this application due to the reasons below:

This application was put together on the back of a VISSIM model based on out of date and inaccurate data, where CEC broke guidelines for Air Quality when delaying the declaration of Middlewich Road as an Air Quality Management Area.

Whilst located outside the boundary of Sandbach, the extra houses on this application will put a strain on existing services within Sandbach, including Ashfields Primary Care Centre (closest Doctors Surgery) together with primary and secondary schools, all of which are already under strain.

This remote site is not in a sustainable location and therefore inappropriate for locating Social Housing, specifically beyond walking distance for both Key Service Centres of Middlewich and Sandbach with increasingly poor bus services requiring residents to own cars to reach basic facilities.

There is no Provision for Cycling within this application.

As a result of the above, this application is in contravention of Sandbach Neighbourhood Plan policies: PC5 (Footpaths and Cycleways), H3 (Housing Mix and Type) and Policy IFT1 (Sustainable Transport, Safety and Accessibility).

Further with respect to Air Quality

- Sandbach Town Council would argue that the development is likely to generate air quality impact in an area where air quality is poor. Under the Planning Practice Guidance this is a concern - section 2.9. The submitted assessment makes no reference to the Air Quality Management Area on Middlewich Road which was declared on 2 October 2017. Although the Assessment was written and submitted prior to that date any consultation with CE should have highlighted that an AQMA was highly likely along the road much of the extra traffic as a result of the proposed development would travel. The statement in section 4.4 that "none of these AQMAs are in close proximity to the development site ..." is misleading. There is reference to another possible AQMA located in Middlewich but no mention of Sandbach.
- No mention is made of the impact of the new Ansa Site on Cledford Lane or developments along Warmingham Lane or the proposed Middlewich bypass. The cumulative effects along the A533 seemed to have been ignored or severely downplayed.

- Sandbach Town Council questions the conclusion that the development would result in "not significant" air quality effects:
  - In section 3.14 the Assessment states that "large reductions in nitrogen oxides emissions have been projected .." How can this apply to Middlewich Road? (figures for 2014 - 39.5; 2015 - 43.5; 2016 - 48.1). The statement "there are no clear trends in monitoring results for the past 6 years." in section 4.8 does not make sense.
  - Table 4 states that the annual mean figure in 2016 for receptor 12 - along Middlewich Road is 32.5 - It is not clear how this figure is reached - see above. The modelling figures for 2019 without the scheme of 26.6 and with the scheme of 27.0 seem to be flawed and dubious.
  - The main mitigation seems to be left to "the introduction of more stringent emission standards, largely via European legislation.." section 6.4. Surely Brexit makes this a debatable assumption.
  - We understand that CE do not take readings for PM10 or PM2.5 so would question any predictions that are not based on more accurate assessments on traffic flows along the A533 especially.

Submitted WE 13.09.17 response to Cheshire East by 11.10.17

None received.

Submitted WE 20.09.17 response to Cheshire East by 06.11.17

17/4838C Capricorn Park, Land South of Old Mill Road, Sandbach

Outline Application for development of commercial park including office use, industrial units, storage and distribution, a sports facility and a local centre. (Resubmission of 16/4631C).

**Resolved:** Members **OBJECT** to this application.

STC note that the application includes a road cutting through the wildlife corridor, which is a piece of land **owned by CEC**. We expect CEC to protect the wildlife corridor and refuse the planning application. Since the land is in CEC ownership they should be able to refuse use of the land for any purpose other than as a wildlife area. STC are in agreement that this site should provide industrial and employment use and request that the applicants change their proposals to incorporate the entrance and exit routes within the same area with connection solely at the junction 17 roundabout.

An exit onto Old Mill Road would not be practicable, as clearly illustrated by the traffic queuing times included in the recent junction 17 roundabout application.

Members note that no more housing is needed from this site for Sandbach to fulfil its housing quota.

As a result of the above, this application is in contravention of Sandbach Neighbourhood Plan Policies PC4 (Biodiversity and Geodiversity) and JLE1 (Future Employment and Retail Provision).

Furthermore, Members noted that the uploads for this application on the CEC Planning Portal are very confusing, with several items seemingly having no relevance to the application being considered.

17/5227C Aldi, Middlewich Road, Sandbach, CW11 1DH

5 single faced wall mounted signs, 1 none illuminated vinyl sign, 1 poster case signage and 1 totem signage.

**Resolved:** No objection.

17/5240C 2 B, Queens Drive, Sandbach, CW11 1DA

Change of use from printers to Tattoo and Piercing Studio.

**Resolved:** No objection. However, Members noted that the application does not address visitor or worker parking.

17/5312C Cheringford, 128 Middlewich Road, Sandbach, CW11 1FH

Proposed extensions, alterations to existing vehicular access and new front wall.

**Resolved:** No objection to the extensions. However, Members note the presence a mature tree on the front boundary and would not want the tree to be damaged whilst the wall is being built.

17/5321C 13 Harry Mortimer Way, Sandbach, CW11 3AJ

Proposed erection of single storey conservatory.

**Resolved:** No objection.

Submitted WE 27.10.17 response to Cheshire East by 17.11.17

17/5282C Sandbach Car and Commercial Dismantlers, Moston Road, Sandbach

Construction of Storage Building

**Resolved:** No objection.

17/5158C Land Off, Coppenhall Way, Sandbach

Advertisement Consent for temporary advertising hoardings for new housing development.

**Resolved:** No objection.

## 5. CORRESPONDENCE

### 5.1 Cheshire East Council

Email received on the 17<sup>th</sup> October advising that consultation for the Somerford Neighbourhood Plan is open until 5pm on 23<sup>rd</sup> November.

**Resolved:** That the Clerk of the Meeting submits a letter of support on behalf of the Committee.

### 5.2 Cheshire East Council

Letter received on the 17<sup>th</sup> October advising that the appeal for application 16/2583 has changed from Written Representations to a Public Inquiry.

**Resolved:** That the Clerk of the meeting writes to book a member of the Committee a speaking slot.

### 5.3 Cheshire East Council

Email received on the 25<sup>th</sup> October advising of an appeal lodged with the Planning Inspectorate against the refusal of 17/3565C – 3, Well Bank, Sandbach, CW11 1FQ.

**Resolved:** That the email be received.

### 5.4 Cheshire East Council

Email received on the 27<sup>th</sup> October advising of an appeal that has been made to the Secretary of State in respect of application 17/1187C, Knobs Well Cottage, Moss Lane, Sandbach, CW11 3PL.

**Resolved:** That the email be received.

### 5.5 Matthias Bunte

Email received on the 29<sup>th</sup> October containing comments from Matthias Bunte of Cycling UK in reference to application 17/4838C, Capricorn Park Development.

**Resolved:** That the email be received. The Clerk of the meeting is to write an email of thanks for Matthias and write to Cheshire East Planning to support Matthias' comments.

### 5.6 Matthias Bunte

Email received on the 29<sup>th</sup> October containing comments from Matthias Bunte of Cycling UK in reference to application 17/5068C, Former Albion Works, Office Building.

**Resolved:** That the email be received. The Clerk of the meeting is to write an email of thanks for Matthias and write to Cheshire East Planning to support Matthias' comments.

### 5.7 Matthias Bunte

Email received on the 29<sup>th</sup> October containing comments from Matthias Bunte of Cycling UK in reference to application 17/5070C, Former Albion Works, Housing and Commercial,(Revisions to 09/2083C).

**Resolved:** That the email be received. The Clerk of the meeting is to write an email of thanks for Matthias and write to Cheshire East Planning to support Matthias' comments.

## 6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 20 November 2017 at 7pm in the Literary Institution.

Meeting closed 8:28pm  
Cllr R Hovey (Chairman)

MW