Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday, 2 September 2019, in the Sandbach Literary Institution, Hightown.

PRESENT  Councillors  G Price Jones (Vice Chair in the Chair)  
                    M Muldoon (Mayor)  
                    S Crane  
                    G Merry  
                    S Broad  

Also in attendance was a reporter from the Sandbach Chronicle.

1. APOLOGIES FOR ABSENCE  
   Cllr M Lea  
   Cllr R Hovey  
   Cllr P Eaton  
   Cllr D Jack  

2. DECLARATIONS OF INTEREST  
   Cllr Muldoon declared a non-pecuniary interest in application 19/3784C due to knowing the landowner.

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   As no members of the public wished to speak, the Chairman did not adjourn the meeting for public speaking.

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   Resolved: That approval of the minutes be deferred until to next meeting of the Planning and Consultation Committee due to an inquorate number of members in attendance from the previous meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS  
   Submitted WE 16.08.19 response to Cheshire East by 03.08.19  
   19/3533N 127 Crewe Road, Sandbach, CW11 4PA  
   Proposed new dwelling within the garden of The Cuillins, 127 Crewe Road, with demolition of outbuilding and concrete panel garage.  
   Resolved: Members OBJECT to this application as it is not in keeping with the existing street scene. Furthermore, the rear balcony and 2nd floor
window will impact neighbouring gardens on both Crewe Road and Fields drive resulting in a loss of amenity.

As a result of the above, this application contravenes policy H2 of the Sandbach Neighbourhood Plan.

19/3869C 9 Fields Drive, Sandbach, CW11 1YB
Replace existing roof to provide attic accommodation.
Resolved: No objection.

19/3509C Land Bounded by Old Mill Road & M6 Northbound Slip Road, Sandbach
Release from legal obligations.
Resolved: No objection.

Submitted WE 23.08.19
response to Cheshire East by 23.09.19

19/3919C 135 Middlewich Road, Sandbach, CW11 1JD
Alterations and extensions to existing dwelling.
Resolved: No objection.

19/3934C Hilarry, 6 Manor Road, Sandbach CW11 2ND
Outline permission for 1 No. new dwelling with associated new vehicular access detailed approval of access s sought with scale, layout, landscaping and appearance to be reserved matters.
Resolved: No objection.

19/3784C Land South of Old Mill Road, Sandbach
Full planning application for erection of a care home (class C), 85 new dwellings (Class C3) and creation of associated access roads, public open space and landscaping.
Resolved: The Committee OBJECT to this application as a result of the following:

- Cheshire East has adequate housing for next 5 years.
- The Development is in Open Countryside.
- If this development were to go ahead it would worsen an already bad traffic situation.
- Enlarging the roundabout won’t improve traffic flow as the main holdup is at the lights going towards junction 17. As referenced by Highways England in previous representations, this application does not consider the impact of traffic there, or the combined impact of this site with Capricorn. The Transport Assessment is greatly flawed in several aspects and the infrastructure in Sandbach is already stressed. Furthermore, it is unclear whether a large subsidy will still be given for the roundabout, given this application is smaller than previously submitted for this site. Greater detail is needed on how this will be addressed.
- Acceptable pollution limits in this area have almost been reached, with this site potentially worsening further the ongoing issue of Air Quality in Sandbach.
- The lack of consideration of pedestrianised, or public transport infrastructure between this development and the Town Centre could lead to elderly residents with mobility issues in the care home being effectively stranded in an out of town development.
• If the applicant expects users of this site to use the existing footpath network to reach the Town Centre, no thought appears to have been given as part of the “Roundabout Improvements” to the 60mph limit that comes into the roundabout, and the safety impact this may have on pedestrians.

• All footpaths should also be made cycle accessible.

• There will be a detrimental impact on local school places.

• There will be a detrimental impact on the Doctors surgery. The care home will especially add pressure to Ashfield’s Doctors Surgery.

As a result of the above, this application is in contravention of the following Planning Policies: PC5, H1, H3, IFT1, of the Sandbach Neighbourhood Development Plan and PG2, SC5, SC6, CO1 of the Cheshire East Local Plan Strategy.

19/3959C 5 Hightown, Sandbach, CW11 1AD
Installation of ASHP units to rear elevation; new waste connection to existing SVP on Hope Street, new door aperture created on second floor; general refurbishment of existing flats.

Resolved: No objection.

19/3815C 81 Congleton Road, Sandbach, CW11 1HP
Proposed two storey extension and alterations.

Resolved: No objection.

19/3534N Land to the rear of & 481, Crewe Road, Winterley, CW11 4RF
Proposed residential development of 1 no. replacement dwelling (Plot 1) and 49 no. dwellings, with associated hard and soft landscaping.

Resolved: Members OBJECT to this application for the following reasons:

• The allocations of housing for this area for the next 5 years have been met.

• Clarity is needed on the S106 money as the application contains affordable Housing.

• The site is outside the Settlement Boundary and in Open Countryside.

Submitted WE 30.08.19 response to Cheshire East by 18.09.19

19/3740C Land Off, Hawthorne Drive, Sandbach
Variation of condition 2 on application 13/5242C – Residential development comprising 138 dwellings, access and associated works (Accompanied by an Environmental Statement).

Resolved: Members OBJECT to this application as there is no evidence to suggest that Service vehicles will be able to turn around at the end of the road.

19/4064C Land To The East of School Lane, Sandbach Heath, Sandbach
New dwelling.

Resolved: Members OBJECT to this application for the following reasons:

• Lack of private amenity space for the proposed development

• Substandard level of design.

• Limited parking area for visitors in a congested area of the Community.
5. CONSULTATIONS

5.1 Cheshire East Council
Email dated 22nd July advising that consultation is now open for the Crewe Hub Area Action Plan Development Strategy and Further Options Habitats Regulations Assessment and will close on the 3rd September. Information is available from: https://cheshireeast-consult.objective.co.uk/portal/planning/cs/crewe/crew_hub_area_action_plan_habitats_regulations_assessment

Resolved: That the response written by Cllr Jack, with the first paragraph redacted, be submitted as the Planning Committee’s response.

5.2 Cheshire East Council
Email dated 22nd July advising that consultation is now open for the Crewe Hub Area Action Plan: Development Strategy and Further Options and will close on the 3rd September. Information is available from: https://cheshireeast-consult.objective.co.uk/portal/planning/cs/crewe/crewe_hub_area_action_plan_development_strategy_and_further_options

Resolved: That the response written by Cllr Jack, with the first paragraph redacted, be submitted as the Planning Committee’s response.

5.3 Cheshire East Council
Email dated 22nd July advising that consultation is now open for the Crewe Hub Area Action Plan Development Strategy and Further Options: Interim Sustainability Appraisal and will close on the 3rd September. Information is available from: https://cheshireeast-consult.objective.co.uk/portal/planning/cs/crewe/crewe_hub_area_action_plan_development_strategy_and_further_options_interim_sustainability_appraisal

Resolved: That the response written by Cllr Jack, with the first paragraph redacted, be submitted as the Planning Committee’s response.

5.4 Cheshire East Council
Email dated 19th August advising that the Publication Draft Site Allocations and Development Policies Document consultation is now open until 30th September 2019. Information is available from: www.cheshireeast.gov.uk/localplan

Resolved: That this item be deferred until the next Planning & Consultation Committee Meeting.

5.5 Cheshire East Council
Email dated 27th August (Attached) relation to listing the Limes Bowling Club as an Asset of Community Value.

Resolved: That the Clerk replies to the consultation and gives the Planning Committees support to the listing.

6. CORRESPONDENCE

6.1 Cheshire East Council
Email dated 23rd August in relation to an appeal against the refusal of 19/1057C – 115 Abbey Road.
Resolved: That the correspondence be noted.

6.2 My Town Planning Consultancy

Email received on the 30th August regarding the Crown, Sandbach.

Resolved: That the Clerk of the Meeting invites representatives to the next meeting of the Planning and Consultation Committee.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 23 September 2019 at 7pm in the Literary Institution.

Meeting closed 7:55pm
G Price Jones (Vice Chairman)
MW