

SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Tuesday, 31 August 2021 at 7.00pm in The Ballroom, Sandbach Town Hall.

1. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 27.08.21 response to Cheshire East by 13.09.21

21/4449C 85 Elworth Road, Sandbach, CW11 3HN

The proposal is to extend the dining room out level with the rear wall of the kitchen and create an open plan kitchen/living area with a side extension for a utility and W/C.

21/4104C Sandbach Baptist Church, Ground Floor, 36 Green Street, Sandbach, CW11 1GX

Replace the existing white UPVC shop type street frontage with a same dimensions similar brown UPVC frontage in which the door is recessed with a slight ramp to allow wheelchair access. To add COVID measures by way of various ventilation improvements.

21/4492C The Boat Yard, 98 Moss Lane, Sandbach, CW11 3PW

New 3 bed dwelling consisting of two stories and an internal double garage.

21/4548C 20 Gawsorth Drive, Sandbach, CW11 1DY

Single storey side extension with habitable rooms in roof space.

2. CONSULTATIONS

2.1 Draft sustainable urban drainage systems supplementary planning document consultation

Information attached. Closing date is Monday 20th September 2021.

3. CORRESPONDENCE

3.1 Cheshire East Council

Email received 23rd August regarding an appeal for application 21/0546C.

3.2 Cycling UK

Email received 24th August regarding access control from Abbey Road to Paddock Road.

3.3 Cycling UK

Email received 26th August regarding an update from Cycling UK regarding residential cycling parking at Redwing Close, Abbeyfields.

3.4 Cheshire East Council

Email circulated by email to Members concerning Cheshire East SADP Notification of Examination Hearing Session. The hearing will commence at 10.am on Tuesday 12th October virtually.

**Cheshire East Borough Council
Planning and Compulsory Purchase Act 2004 (as amended)
The Town and Country Planning (Local Planning) (England) Regulations
2012**

**NOTICE OF PUBLICATION OF DRAFT SUPPLEMENTARY PLANNING
DOCUMENT**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the Council is inviting representations on the Draft Sustainable urban Drainage Systems Supplementary Planning Document ('SuDS SPD'), as detailed below:

Title of Document:

Draft Sustainable urban Drainage Systems Supplementary Planning Document

Subject Matter and Area Covered:

The Draft SuDS SPD has been prepared. This SPD provides guidance for all parties involved in the planning application process, explaining how Sustainable Urban Drainage Systems should be achieved in development proposals across the Borough.

Period within which representations must be made:

Representations are invited between **8am on Monday the 9th August 2021 and 12am on Monday the 20th September 2021**. All representations must be received by 12am.

Inspection of documents:

The Draft SuDS SPD is available from the Council's website:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours.

How to submit representations:

The council's online consultation portal is the preferred method for submitted responses:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Comments can also be submitted in writing:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Alternatively, you can complete the comments form available on the council's website and return it by email or by post to the relevant address above.

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Ref No: 21/0546C

**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: **Torin Kenny**
E-Mail: torin.kenny@cheshireeast.gov.uk

Dear Sir/Madam

Date: **23-Aug-2021**

Application No: **21/0546C**
Proposal: **Fisrt floor side extension above the existing garage to achieve an additional bedroom with en suite. Conversion of existing garage to dining room. Re configuration of the internal layout so that the utility room is accessible from inside the property.**
Location: **45, THORNBROOK WAY, SANDBACH, CHESHIRE, CW11 3ZB**
Appeal Start Date: **18-Aug-2021**
Appeal Ref: **APP/R0660/D/21/3277470**

I am writing to advise you that an appeal to the Planning Inspectorate has been lodged against the refusal of the above planning application or our failure to discharge one or more of the conditions.

This appeal will be determined on the basis of written representations. We will make copies of all representations made to us in relation to the application, before it was determined available to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.



The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Torin Kenny

**Planning Assistant
Development Management**

Dear Kathryn,

I think I found further details. 17/3915C might be the relevant reserved matters application and condition 5 of the attached decision notice mentions

'5. No Development shall take place until details of an Engineer designed no dig hard surface construction specification for the emergency access/pedestrian/cycle link to Abbey Road (between 35 and 43 Abbey Road) has been submitted to and approved by the Local Planning Authority. These details shall also include the proposed details of the materials for the final wearing surface. The development shall be implemented in accordance with the approved details prior to the occupation of the 50th dwelling hereby approved.'

That confirms that the link is indeed accessible by cyclists.

The access control arrangements still would need to be clarified.

Regards

Matthias

Cycling UK

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Dear Mrs Wain,

Thank you very much for the attached response from Peter Hooley.

Condition 5 of 18/2346C, as mentioned in my mail below, clearly states '*The submitted details shall include ... the number of cycles to be accommodated ...*'

The attached response does not address this element. Please clarify why the number of cycles to be accommodated is not reflected in the attached 20/4000D DISCHARGE OF CONDITIONS.

Regards

Matthias Bunte

Cycling UK, Sandbach

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Working for a brighter future together

Mr Matthias Bunte
Cycling UK
Sandbach

Environment & Neighbourhood Services
Cheshire East Council
2nd Floor, Westfields
C/O Municipal Buildings
Earle Street
CREWE
CW1 2BJ

www.cheshireeast.gov.uk

DATE: 25 August 2021 OUR REF: PH/lw/12539725 YOUR REF:

Dear Mr Bunte

Re: Planning Application 18/2346C - Cycle Parking at Abbeyfields

Thank you for your email about cycle parking at the Abbeyfields development.

I note your concerns about the cycle storage provided at this development in terms of the spacing, access and design.

The cycle parking details were approved as part of application 20/4000D and I have attached a copy of the approved plan to this e-mail. As you can see the approved cycle store is 3.5m wide, if you have evidence that the approved store is not in compliance with the approved details it could be referred Council's Enforcement team to investigate using the link below;

https://www.cheshireeast.gov.uk/planning/planning_enforcement/planning_enforcement.aspx

Please note however, that due to the volume of current cases and the nature of the alleged breach this would be classed as a low priority case.

The condition does not specify the number of cycles to be accommodated. It specifies that the cycle spaces should be covered and the design style and appearance of the parking which has been met.

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I note your concerns that the number of cycle spaces does not meet the guidance within the parking standards. This a matter that is assessed case by case basis on each application and we will feed this back to our highway team who provide comments on this aspect of a development proposal.

I hope that this answers your query.

Yours sincerely



Peter Hooley
Planning & Enforcement Manager



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