

The first four members of the public commented on application 22/4609C.

Speaker 1

Expressed several concerns in relation to above application number. Including note that not all residents received the application notice, inadequate width of the road for additional traffic, site density, local school capacity, number of proposed dwellings and poor design quality.

Speaker 2

The speaker mentioned industrial use of the plot of land as well as the right of accessing private road on Zan Drive.

Speaker 3

Referenced Cheshire East design guide and the number of dwellings, private road access, required planning standards, lack of accessible housing, the unfairness of open space maintenance cost to all current residents which would potentially be space new residents benefit from.

Speaker 4

Highlighted potential impact of this development on stability of their established boundary wall, home safety concern where construction traffic travels along the unadopted road and overlooking/privacy impact on their home.

CEC Cllr L Crane

Spoke about the Hill Crossing Campaign, stating the importance of identifying the right spot to establish the crossing as, after years of work on this, finding a location which does not impact traffic junctions, residences and is a completely safe position for crossing is vital. Also mentioned it is important for Town Council to comment on review of crossing policy and support of installation at this site. Also confirmed she was calling in application 22/4609C.

The Vice Chair reconvened the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

For the benefit of public in attendance application 22/4609C was considered first.

As Cllr Hovey had left the room due to personal interest in this application, the Vice Chair remained in the Chair.

Submitted WE 9.12.22 response to Cheshire East by 26.12.22

22/4609C Land Off, MEADOWBANK AVENUE, WHEELLOCK
Construction of affordable housing.

Resolved: Members **OBJECT** to this application on a number of grounds where Local Plan Strategy policies SD2 (Character, Space, Design, Flood), SE1 (Design, Quality, Traffic), SE3 (Wildlife), SE4 (Landscape), Sandbach NDP H2 (design/Layout) and IFT1 (Safety/Accessibility) and SADPD HOU8 (Space/Accessibility) are contravened:

Chair Initials:

- Narrow and limited access on to Meadowbank Avenue which will be inadequate and restricted by parked cars for emergency vehicles and refuse collection
- Numerous concerns raised by neighbouring properties
- High density development within the proposed area of land and off unadopted road
- Narrow road which will be further congested by on-road parking
- Inadequate space for construction traffic
- No electric charging points within proposals
- No provision of open space/greenery
- Design is not in-keeping with surrounding area/location
- Potential impact on wildlife corridor
- Inadequate accessibility and wheelchair access standards
- Flood risk
- Overlooking and impact on amenity of neighbouring homes
- Structural concern due to impact of removing part of an established boundary wall
- Development will not contribute to character of the area
- Lack of accessible properties within design
- Over intensive design for the area of land
- A Cheshire East Council Ward Councillor Call in has been requested
- Overlooking of neighbouring properties
- Without justification within the application of the need for affordable housing, Members seek the Housing Officer's confirmation that the need has not already been met.

Submitted WE 25.11.22 response to Cheshire East by 16.12.22

Cllr Hovey re-joined the meeting and took the Chair from this point.

22/4321C Land Between Green Bank Farm And Pear Tree House, MILL LANE, SANDBACH

Erection of 2no. Dwellings.

Resolved: Members **OBJECT** to this application as this land is open countryside, outside the settlement boundary and is low density development.

22/4270C 38, MORTIMER DRIVE, SANDBACH, CW11 4HS

Certificate of proposed lawful use for Removal of existing car port and erection of new single storey side extension.

Resolved: No objection.

Chair Initials:

- 22/4570C FLAT 1, 12, WELLES STREET, SANDBACH, CHESHIRE, CW11 1GT
Changing existing UPVC and Timber windows to new Anthracite Grey vertical sliding sashes to a property within the conservation area.
Resolved: Members support the replacement design but **OBJECT** to the colour choice which is not in-keeping with the surrounding properties in the conservation area.

Submitted WE 9.12.22 response to Cheshire East by 26.12.22

Cllr Price Jones did not participate in discussion or voting.

- 22/4706C 17, MILL HILL LANE, SANDBACH, CW11 4PN
New garden room.
Resolved: Members **OBJECT** to this application due to it's loss of amenity for neighbours.
- 22/4757C Natwest, 3, HIGHTOWN, SANDBACH, CW11 1JY
The proposals relate to closure of this bank:
 1. All fascia signage to be removed (to all elevations, and also Natwest signage within car park) ;
 2. ATM to be removed and infill to match existing;
 3. All marketing to be removed;
 4. Seal existing letter box;
 5. Nightsafe to be removed and sealed.**Resolved:** No objection but request that the nightsafe brick infill must match existing brickwork.
- 22/4794C 65, PRINCESS DRIVE, SANDBACH, CW11 1BP
Proposed first floor over existing garage and previous extension.
Resolved: No objection.

SUPPLEMENTARY APPLICATION

Submitted WE 9.12.22 response to Cheshire East by 5.10.22

(Deadline for comment extended.)

- 22/2944C Smithy Bends, BRADWALL ROAD, BRADWALL
Creation of permissive path to circumnavigate bad bends on on a route regularly used by walkers and families, it is on Bradwall Road adjacent to The Old Smithy (CW11 1RA). d. The proposal involves a new footbridge over a brook and the removal of 1.5m of hedgerow to create the access to the path from the highway. The other end of the path will be served by an existing gateway.
Resolved: Members support this application and conditions to ensure there is no damage to environment during construction process.

Chair Initials:

5. CONSULTATIONS

5.1 Electric vehicle (EV) charging points strategy

Members discussed the draft strategy and timeframe proposals and considered impact on Sandbach residents, including current general lack of affordability of electric vehicles, Sandbach network being at full capacity with significant cost implications for any increase, location of chargers for all housing types, limited car parking spaces in the Town, which would be further reduced where used for duration of electric vehicle charging, necessity for liaison with taxi industry to understand their requirements, timing of battery technology advancements. Reduction in Carbon emission is welcomed.

Resolved: That Members support the strategy, phased over a number of years, and the reduction in carbon emissions but have some concerns regarding practicalities and costs of implementation for Sandbach, including limited parking space availability for charge duration, cost to increase network capacity for the town, location and feasibility of charging for residences without designated parking allocation, current cost of electric vehicles and developing battery technology over coming years which may amend requirements and reduce cost for the scheme, in due course.

5.2 THE HILL CROSSING CAMPAIGN

(Referred from Full Council 30 Nov 22 – Agenda Item 17)

Following referral from Town Council 30th November at which the Crossing installation was supported, Members confirmed the contacts for the correspondence and reviewed potential safety issues which are limiting suitability, safety and practicality of locations for the crossing. If installed at an unsuitable location the crossing would not be used.

Resolved: That the Committee writes to CEC Chief Executive, Highways and Leader to confirm the Council's support of installation of a pedestrian crossing on the Hill but, should technical review of feasibility demonstrate lack of suitable location for this crossing type, that a review of alternative crossing provisions is undertaken to allow pedestrians to cross safely. The letter will also request reallocation of s106 funds currently planned for A533/A534 traffic junction, which is benefit only to vehicles, for use in remedying this pedestrian safety issue on the Hill as priority.

5.3 Cheshire east minerals and waste plan (mwp)

(Referred from Planning and Consultation Committee 23 November 22 – Agenda Item 5.2)

Cllr Muldoon reported that he had reviewed the document in full and Members received draft comments by email for consideration. Salient

points were reviewed and the draft comments were supported for inclusion within response to the consultation:

- Page 10/11 Sustainability Appraisal – What have been the responses from local groups to any environmental and social impacts? The report mentions local groups to be consulted, has there been any responses since the draft has been published?
- Page 11 When are further talks on HS2 taking place? the initial reports is now out of date and requires updating.
- Table 1.2 Is there a reason why the public may not be consulted on the 2nd Draft? Is there going to be a plan to consult further with local groups?
- Page 15 Objectives OB2 – Talks of reducing traffic impacts through alternatives (rail, canal, etc..) when will this be implemented?
Example, The expansion of Arclid excavations to be increased by several million tonnes, would this create there requirement for more traffic too and from the site, if so, would this have any impact on the A534?
- Page 28, 3.35 What is the plan to address the potential 6.94Mt shortfall of aggregate sand (possibly linked to above)?
- Page 43/44 Fracking / Hydrocarbon:- Has it been assessed if there will be any interference to ongoing Salt/Brine workings created by any exploratory works or the possibility of any future fracking?
Example:- Underground around the Middlewich area, are “Salt Pillars” supporting the surrounding areas, would tremors create an unstable “footing“?
- Page 55 It appears the last waste generation figures were from 2019, when is this due to be assessed/reassessed?
- Page 58 The use of greenbelt land is 4th Choice in the report, how likely is this to be permitted?
- Page 61 Should the use of Anaerobic Digesters be encouraged, waste products from commercial / industrial processes could be utilised and product useful by-products, example, cooking oil collection and converted to bio diesel?
- Resolved:** That the circulated comments above are included within consultation response.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 10th January 2023 at 7pm in Sandbach Town Hall.

Meeting closed 8:58pm

Cllr R Hovey, Chair

YL / KP

DRAFT

Chair Signature:

Date:

