

SANDBACH TOWN COUNCIL

Planning & Consultation Committee

The Meeting will be clerked by the Operational Support Officer. Please ensure that all apologies are made directly to the Clerk of the meeting no later than 6pm on the day of the meeting.

Agenda for the meeting to be held on Tuesday, 19th April 2022 at 7.00pm in Sandbach Town Hall.

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. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13 DECEMBER 2021 AND 28 MARCH 2022.

To approve the minutes of the meeting of 13th December 2021 and 28th March 2022 as a true record of the meetings.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 01.04.22 response to Cheshire East by 21.04.22

22/1196C 18 Byron Close, Sandbach, CW11 3GF

New gable to front elevation over existing single storey bay window. New single storey porch to front elevation. New single storey rear extension. New dormer roof to rear of property.

22/1177C 47 Dukes Crescent, Sandbach, CW11 1BL

Proposed rear single storey extension and extend existing front dormer window.

Submitted WE 08.04.22 response to Cheshire East by 26.04.22

22/1255C Sandbach Park, The Commons, Sandbach

Erect column to facilitate CCTV

22/1249C 15 Fairfield Avenue, Sandbach, CW11 4BW

We currently have a partial fence around a section of our front garden, this fence is 114cm high at it's highest point. We wish to raise the fence level in line with our current rear garden to up to 6ft, as well as continue the fence along the front garden and bringing it back towards the house to

connect. Basically looking to add some square footage to our rear garden that currently wraps around the fence. We will then be removing the shrubbery from the other side of our front garden and graveling the drive to allow for use of cars.

22/1092C Elton Moss House, 106 Moss Lane, Sandbach, CW11 3PW

To reinstate, maintain and enhance unregistered area of land to enable it to be used again as a wildlife corridor/sanctuary as detailed in the planning application 13/0456C.

22/1155C 84 Park Lane, Sandbach, CW11 1EP

Add some railings above existing wall. Increase the height of existing gate pillars Replace existing gate with an automated gate which is taller.

22/1163C Coppersfield, Church Lane, Sandbach, CW11 2LQ

The proposed development comprises five detached five-bedroom houses arranged on a short private driveway which links to the access road of the development to the north.

22/1329C 20 Beech Grove, Sandbach, CW11 4JW

2 storey side and rear extensions.

Submitted WE 15.04.22 response to Cheshire East by 06.05.22

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. CONSULTATIONS

None received.

6. CORRESPONDENCE

6.1 Cycling UK

Email received 29th March containing comments regarding 21/2412C, Land South of Old Mill Road, Sandbach.

6.2 Cycling UK

Email received 3rd April containing comments regarding 22/0882C, Wrights Lane, Sandbach.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 9 May 2022 at 7pm in Sandbach Town Hall.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

SANDBACH TOWN COUNCIL

Notes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday 13th December 2021 on Zoom.

PRESENT	Councillors	G Merry (Chair) R Hovey M Muldoon S Crane
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1. APOLOGIES FOR ABSENCE

Cllr S Broad, Cllr G Price Jones

Absent without apologies: Cllr P Eaton and Cllr Jack.

2. DECLARATIONS OF INTEREST

Cllr Merry declared an interest in 21/5944C and 21/5945C due to being a School Governor. Cllr Merry declared that she would not take part in those items and subsequently the Committee becomes inquorate and would not consider the items.

As there were no members of the public in attendance, the Chair did not adjourn the meeting.

3. NOTES OF THE INFORMAL PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 22 NOVEMBER 2021.

Members noted the notes which have been approved at Full Council on 23rd November.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 23.11.21 response to Cheshire East by 17.12.21

21/4853C Oak Farm, Church Lane, Sandbach, CW11 4ST

Removal of Condition 5 on 17/3928C – Demolition of existing buildings and the erection of 5 new houses with improved primary access, soft and hard landscaping, associated infrastructure and ancillary facilities.

Resolved: Members strongly **OBJECT** to this discharge of conditions. Members fail to understand and question why Planning enforcement allowed houses to be occupied before the path was put in, which is in contravention to the original Decision notice. At the time of public consultation for this development, members of the public made it clear that

this path was appropriate and needed, given the development and its location.

Members question if any of the footpath constructed is on highways land, and whether a 258 agreement was entered into if so.

Submitted WE 03.12.21 response to Cheshire East by 20.12.21

21/5763C 104 Congleton Road, Sandbach, CW11 1HQ

Listed Building consent to remove and replace UPVC conservatory, French doors and five windows.

Resolved: Members fully support the proposal.

21/5912C 59 Fields Drive, Sandbach, CW11 1YB

Re-cladding of existing house, new porch area and new build single storey rear extension.

Resolved: No objection. Members request that it is ensured that there is adequate off road parking for the property with the loss of garage space for parking.

21/5975C 141 Middlewich Road, Sandbach, CW11 1JD

Single storey rear extension and rear balcony

Resolved: No objection. Members question of the tall side panel on the Balcony would be better if opaque to preserve privacy of Neighbours.

21/6021C 106 Bradwall Road, Sandbach, CW11 1AW

First floor extension over existing single storey

Resolved: No objection to the ensuite bathroom. Members are concerned that it is not clear in the plans what the changes to the garage will be, which are evident in the floorplans, as there is no front elevation.

21/5944C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof Insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

The Committee was not quorate for this item and so it was not considered.

21/5945C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Listed building consent for repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/ lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

The Committee was not quorate for this item and so it was not considered.

Submitted WE 10.12.21 response to Cheshire East by 30.12.21

21/6158C Sunnyside, Moss Lane, Sandbach, CW11 3PL

Two storey rear and side extension to existing dwelling.

Resolved: Members **OBJECT** to this application. Serious concerns about the suitability of this design in open countryside are held as it does not fit in aesthetically with the current building, site it is situated on or surrounding buildings.

This is further compounded by the fact the application is for a prominent site in open countryside that is visible from a number of local vantage points.

21/6194C 17 Victoria Street, Sandbach, CW11 1HB

This proposal is to construct a fairly conventional 2 storey rear extension and ground floor side extension to form a porch.

Resolved: No objection.

5. CONSULTATIONS

5.1 Final Draft Housing Supplementary Planning Document (Final Draft Housing SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 22 December 2021.

The consultation was noted.

5.2 Cheshire East Council's balanced budget consultation

Information for the consultation is attached and available from www.cheshireeast.gov.uk/BudgetEngagement Closing date for comments is 4 January 2022.

The consultation was noted.

5.3 Draft Speed Management strategy Consultation

Information for the consultation is available from <https://surveys.cheshireeast.gov.uk/s/SpeedManagementStrategyConsultation/> Closing date for comments is 31 January 2022.

Resolved: That the consultation be deferred to the next meeting of the Committee for further consideration.

5.4 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

The consultation was noted.

5.5 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

This item is a duplication of 5.4 and so was not considered.

6. CORRESPONDENCE

6.1 Planning Inspectorate

Email received 30th November concerning an inquiry in Sandbach Town Hall on 24 May 2022 regarding the stopping up of Footpath 14 in the Parish of Sandbach and how comments can be made.

Resolved: That the Correspondence be deferred until the next meeting of the Committee for further consideration.

6.2 Cheshire East Council

Email received 6th December concerning CIL payments. This email is being brought to the Planning Committee as a reminder of CIL monies. The annual report will be actioned by officers and does not require consideration.

Resolved: That it be recommended at Budget setting that £5000 of CIL monies be put towards the Small Common Refurbishment Project with £862.86 being retained.

7. SANDBACH NEIGHBOURHOOD PLAN RESPONSE TO QUESTIONS RAISED BY EXTERNAL EXAMINER

Resolved: That the response be submitted by the Meeting Clerk.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Wednesday, 12 January 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.33pm

Cllr G Merry

MW

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SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday 28th March 2022 in Sandbach Town Hall.

PRESENT Councillors G Merry (Chair)
R Hovey
G Price Jones
P Eaton

Also in attendance where 2 members of the public.

1. APOLOGIES FOR ABSENCE

Cllr S Crane
Cllr M Muldoon
Cllr S Broad

2. DECLARATIONS OF INTEREST

None.

The meeting was adjourned by the Chair to allow Members of the public present to speak.

A Member of the Public asked if they would be allowed to speak at the Vexatious Persons Policy Working Group Meeting on 31st March. They were informed that they would be. The Member of Public also asked if Sandbach Town Council had consulted with other Town and Parish Councils regarding CIL Monies. The Chair answered that the Town Council had not.

As there were no more public questions the Chair reconvened the meeting.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13 DECEMBER 2021 AND 7 MARCH 2022

The minutes 13 December minutes were not considered due to an inquorate number of Members from that Meeting and were deferred until the next meeting of the Committee.

Resolved: That the minutes of the meeting of 7 March 2022 be approved.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.03.22 response to Cheshire East by 04.03.22

None received.

Submitted WE 18.03.22 response to Cheshire East by 31.03.22

22/1032C 136 Crewe Road, Sandbach, CW11 4PX

Two storey side extension and single storey rear extension.

Resolved: No objection providing that flat roof does not become a roof terrace.

22/0868C 9, Men O Brass Square, Sandbach CW11 3DH

Certificate of lawful proposed development for conversion of integral garage to extend existing living and dining space.

Resolved: Members would refute that there would be adequate parking provision once the garage space has been surrendered and believe that this should be considered by the Planning Officer.

22/0908C 95 Park Lane, Sandbach CW11 1EJ

Proposed replacement windows and doors, render coat to whole dwelling house, partial garage conversion, alteration to existing rear roof dormer, single storey front extension to form bay window, single storey rear extension/infill and internal alterations.

Resolved: No objection.

21/2412C Land South of Old Mill Road, Sandbach

[AMENDED PLANS] Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 160 dwellings, car parking, public open space and associated works.

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

- i. Given the N.E.A.P will attract people from out of the development, there does not appear to be any allocated parking available for visitors. Members are also concerned that there will be an overspill of parking on the roads of this development when the Town Centre is busy, given the development's proximity to the Town.
- ii. Members are not happy with the new proposed route for FP17. A green path in the countryside has now been converted into a completely hardstanding path through the development that does not appear to go anywhere.
- iii. Members would like reassurance that the proposed driveways are long enough that 2 cars parked in front of each other may park on them without overhanging the footpaths.

As a result of the above, this application is in contravention of Policy PC5 (Footpaths and Cycleways) of the Sandbach Neighbourhood Development Plan (2022)

Submitted WE 25.03.22 response to Cheshire East by 28.04.22

22/0882C Land at Wrights Lane, Sandbach

Erection of 26no. dwellings with associated access, car parking, open space and landscaping.

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

- i. Members are disappointed to see that the Capricorn is yet to provide any employment and believe that this application is premature in that respect. Employment should be delivered before any further houses.
- ii. Members are disappointed that there is no access to this site through Capricorn. This places further additional stress on Heath Road, where the access is too narrow for bin wagons etc.
- iii. Members are disappointed to see that there is no vehicle access to rear gardens on Heath Road and consider this a missed opportunity. Furthermore, Members note that they are yet to see any sort of legal agreement regarding the transfer of parking from Wrights Lane onto the spaces on the site.
- iv. Members would not like to see construction traffic coming down Heath Road, and should instead access the site from Newcastle Road for safety reasons.
- v. There is no allocated visitor parking within the development. Members would welcome visitor parking in the space next to the Pumping Station.
- vi. Members would like to see conditions to ensure the retention of trees once the development is completed.
- vii. Members would like reassurance that the proposed driveways are long enough that 2 cars parked in front of each other may park on them without overhanging the footpaths.
- viii. It isn't clear in the application how overlooked the green spaces are. They shouldn't be hidden from view so as not to encourage antisocial behaviour. The Green spaces may be overlooked by Capricorn, although this isn't clear from the application.

Despite the above, Members welcome the 8 affordable homes proposed on the site and hope that this number doesn't reduce, as it has on developments elsewhere in Sandbach.

5. CONSULTATIONS

None received.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 17th March regarding a TPO served on 16th March 2022 for Sandbach – Grange Way/Lawton Way Estate.

Resolved: Members note the correspondence and welcome the TPO.

6.2 Cheshire East Council

Correspondence received on 19th March concerning the Community Governance Review.

Resolved: That the Clerk of the meeting contacts CEC Sandbach Cllrs to ask if there is a revised draft of the Community Governance Review document available for viewing.

6.3 Cheshire East Council

Correspondence received on 22nd March concerning Footpath 14.

Resolved: Members support the Footpath Group's comments and thank the for all the work that they have done.

Prior to the end of the meeting, Cllr Hovey thanked the members of the Neighbourhood Plan Working Group for their hard work in managing to introduce the 2022 edition of the Sandbach neighbourhood Development Plan.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 19 April 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.07pm

Cllr G Merry

MW

Dear Planning,

Please see my comments regarding the Site Layout, Job 23219, No 008, Cat D, Rev W, dated on the planning portal 21.2.2022.

I am very pleased that all three secondary entrances are labelled as 'Pedestrian/Cycle Links', highlighted by me in yellow below. Good connections into the development seem to be available for two of the links. The top link from Laurel Close and the bottom link from Houndings Lane connect to estate roads.

However, the middle link, connecting to the curve of Houndings Lane, does not further connect to an estate road but only to the dotted blue line labelled as 'Alternative Pedestrian Route'. I suggest converting a section of footpath into shared use and creating a short connection into the turning hammer of the estate road, as marked by me with the purple line&arrow.



Also, my comments made 11/11/2021 are still valid.

Regards

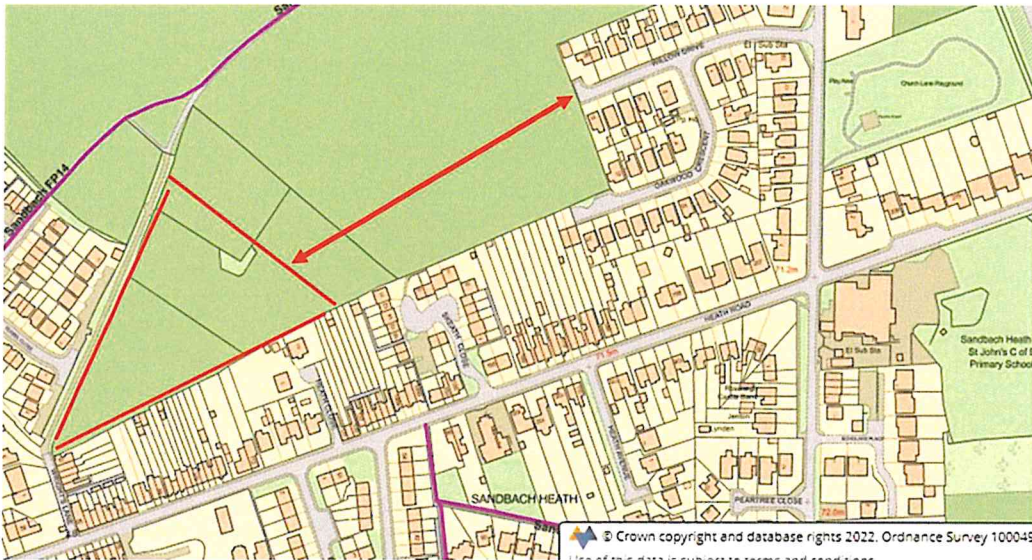
Cycling UK, Sandbach

Dear Planning,

I would be grateful if you accepted my comments even though the deadline has already passed.

1. Connection to Willow Drive or Oakwood Crescent

A connection to either of these roads as highlighted via the red arrow below, would be useful, for example to further connect to the Church Lane playground.



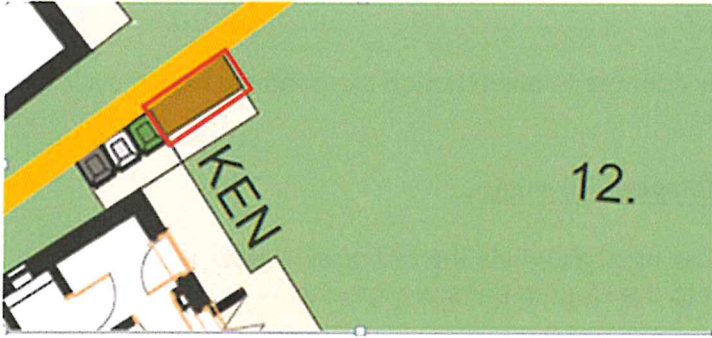
The development is a distance away, however, the land might be developed over the years as was proposed for the Capricorn development. I would be grateful if rear access to the Wright's Lane development can be established in principle, via planning condition. This could then be realised as future developments come forward.

This can be justified via the Cheshire East Design Guide, vol 2, ii/16:

*'As clearly highlighted in BfL12, connectivity and permeability of sites to the wider area must be clearly illustrated. **Even where a site cannot immediately be connected to adjoining areas, due to current uses or land ownerships, allowance must be made for potential future connections.***

2. Cycle parking

I am pleased residential cycle parking has been proposed for each dwelling as per drawing 2715-WS-PL-700-07. It seems to be 180cm long, however should be 200cm long as per Cambridge Residential Cycle Parking Guide.



Preferably it would be covered and lockable. I would be interested in further details.

Regards

Cycling UK