

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 Wednesday, 11th May 2022 at 7.00pm in Sandbach Town Hall.

Committee Members: Cllrs G Merry (Chair), R Hovey (Vice Chair), M Muldoon, S Broad, P Eaton and S Crane.

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 28 MARCH 2022 AND 19 APRIL 2022.

To approve the minutes of the meeting of 28th March 2022 and 19th April 2022 as a true record of the meetings.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 22.04.22 response to Cheshire East by 13.05.22

22/1504C 139 Middlewich Road, Sandbach, CW11 1JD

Proposed single storey rear extension and associated alterations.

22/1442C 40 Heath Road, Sandbach, CW11 2JU

Proposed structure at the bottom of the garden consisting of family room, storage area and small office.

Submitted WE 29.04.22 response to Cheshire East by 17.05.22

22/1533C 160 Congleton Road, Sandbach, Cheshire, CW11 1DW

Proposed two storey side extension.

22/1136C 24 Mortimer Drive, Sandbach, CW11 4hS

Lawful development certificate for proposed demolition of existing conservatory and erection of replacement of single storey rear extension.

22/1276C 110 Heath Road, Sandbach, CW11 2LE

Proposed new dwelling.

22/1457C 19 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use of unregistered land to the rear of the property, formally extending the curtilage into this area, comprising of approximately 11.5m x 13.5m (155.25 sq meters).

Submitted WE 06.05.22 response to Cheshire East by 27.05.22

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

5.1 Cheshire East Site Allocations and Development Policies Document: Main Modifications

Details of the consultation can be found on:

<https://cheshireeastconsult.objective.co.uk/portal/planning/cs/sadpd/mmschedule>. The closing date for comments is 5pm on Tuesday 31 May 2022.

5.2 Cheshire East Site Council Highways Winter Maintenance Top Up Scheme

Details of the consultation are attached. The closing date for expressions of interest is 27th May.

5.3 Cheshire East Highways - Launch of Town and Parish Council Satisfaction Survey

Details of the consultation are available at:

<https://surveys.cheshireeast.gov.uk/s/CETPHighwaysEngagement/> and are attached. The closing date for expressions of interest is 31st May.

6. CORRESPONDENCE

6.1 The Planning Inspectorate

Email received 28th March containing all the proofs of evidence submitted regarding the stopping up order for Footpath 14. (Supplied to Committee Members via email).

6.2 Cheshire East Council

Email received 28th April regarding a Cheshire East Traffic Consolidation Order (Static) 2022. (Full order supplied to Committee Via Email).

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning & Consultation Committee meeting is TBC.

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

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.

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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

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

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

Resolved: No objection.

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

Resolved: Members are pleased to support this application which enhances security in a much valued park in the Town Centre of Sandbach.

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.

Resolved: Members **OBJECT** to this application. The Committee are concerned that a 6ft fence enclosing part of the front garden is not in keeping with the surrounding street scene.

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.

Resolved: Members support this application.

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.

Resolved: No objection.

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.

Resolved: Members **OBJECT** to this application. The Committee is of the opinion that this is an extremely unsuitable site for this development. Future residents amenity will be impacted by nearby road noise, despite the acoustic fencing. Furthermore, neighbouring acoustic fencing is covered in graffiti which paints sandbach in a bad light on an entry into the town.

The 3 story properties are not in keeping with the street scene and Sandbach does not have a need for any more houses of this type.

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

2 storey side and rear extensions.

Resolved: Members **OBJECT** to the application which exhibits over intensive development of the plot.

Submitted WE 15.04.22 response to Cheshire East by 27.04.22

22/0369C 69 Oldfield Road, Sandbach, CW11 3LX

[Amended Plans] Two storey side extension, single storey front extension and whole house rendering.

Resolved: Members **OBJECT** to this application as it is overshadowing and overpowering number 71. Furthermore, the application is not in keeping with the street scene.

5. CONSULTATIONS

5.1 Cheshire East Site Allocations and Development Policies Document: Main Modifications

Details of the consultation can be found on: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/mmschedule>. The closing date for comments is 5pm on Tuesday 31 May 2022.

The Consultation was deferred until the next meeting of the Committee.

6. CORRESPONDENCE

6.1 Cycling UK

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

The correspondence was noted.

6.2 Cycling UK

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

The correspondence was noted.

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.

Meeting closed 8.05pm

Cllr G Merry

MW

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Subject: [OFFICIAL] Cheshire East Council - Highways Winter Maintenance Top Up Scheme - Survey Launch
Importance: High

Dear All,

During the winter of 2021/22, Cheshire East Borough Council implemented new winter gritting routes. These routes were developed following the introduction of the new highway maintenance guidance document Well Managed Highway Infrastructure (WMHI) and as such the routes were developed following the guidance in WMHI. The new routes involved new roads being added to the treatment network and also roads which no longer achieved a minimum risk based score being removed.

On the 2nd March 2022 the Council's Highways and Transport Committee considered a paper which outlined the end of season review that is being undertaken to understand the success of the new routes and any amendments that may be required. As part of this paper there was a proposal to engage with the Town and Parish Councils in the Borough to understand if they would like to fund additional 'top up' gritting in their areas.

The attached survey proforma and supporting information pack is the start of this engagement and outlines the conditions that would be associated with the purchase of additional top up gritting, together with a calculation of the approximate costs of this service based on data inputted. I would like to bring to your attention the following key points;

- Timing of implementation of any gritting routes will be subject to the levels of interest expressed in the 'top up' service.
- The estimated cost calculator is based on an assumed level of take up. Final standing costs and costs per treatment will be indicated once the initial level of interest has been ascertained. Therefore these should be considered as a guide for costs in year 1 of the service.
- The final costs will be subject to annual inflationary increases over the minimum service period.
- A legal agreement will be required which will set out within it a minimum Duration of Service.

Please can you complete the attached form and return it to the email address iandh@cheshireeast.gov.uk **by no later than 5pm on Friday 27th May**. If no response is received then it will be assumed that the Council in question does not wish to take part in any potential winter gritting 'top up' scheme. The results of the survey together with any recommendations will be included as part of a forthcoming report to the Council's Highways and Transport Committee.

Hopefully this is self explanatory however should there be any questions please email us at iandh@cheshireeast.gov.uk and we will respond within 3 working days.

Kind Regards,

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5.2

Winter Service Review Town and Parish Council Top Up Scheme

Supporting Information

April 2022

Working for a brighter future together

UNCLASSIFIED

Town and Parish Council Top Up

Considerations;

- Additional roads not on gritting routes – pre treatment only
- Roads would not meet the council's Winter Service Policy
- Will require additional drivers and vehicles
- Fixed costs as well as operational costs
- Minimum service duration commitment required
- Need for route optimisation
- Risks to existing core service provision for CEC
- Need to understand actual appetite from Town/Parish Councils and the scale of the ask for this service

Survey of Interest

- Invitation to all T & PC to complete survey
- Request to identify roads Councils would like to be included
- Survey to be issued w/c 25th April, return by Friday 27th May (5 weeks). Results of survey to be included in forthcoming Committee paper
- Proforma calculates approximate cost of Service
- Requirement to commit to the Conditions of Service stated.
- Timing of implementation will very much depend on level of interest from Town/Parish Councils

Costs

- **Fixed costs include:**
 - Provision and maintenance of vehicles, Facilities, Driver standby, Duty staff, Training, Weather stations, Forecasting
 - Currently £725 per km
- **Operational costs include:**
 - Drivers, Supervisors and duty staff, Fuel, Salt, Washing off
 - Currently £8.47 per km
- **Potential Additional Costs:**
 - Provision of extra vehicle(s)
 - Recruitment of drivers
 - Route optimisation

Subject: [OFFICIAL] Cheshire East Highways - Launch of Town and Parish Council Satisfaction Survey
Importance: High

5.3

Dear All,

Further to my email of 7th April I would now like to invite you to take part in a Town and Parish Council survey relating to Cheshire East Council's Highways Service.

The survey has been designed to capture your views on the Highways Service, your key issues along with your thoughts on how we strengthen our communication and engagement over the coming months. Your feedback will be important to us as we look at reshaping the way we work in the future.

Please click on the link below to access the survey.

<https://surveys.cheshireeast.gov.uk/s/CETPHighwaysEngagement/>

Closing date is Tuesday 31st May, after which responses will be analysed, with the results being used to inform the Highways Service Improvement Plan 2022.

Should you have any queries please do not hesitate to contact me.

Kind Regards,

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Sent: 27 April 2022 09:30

Subject: Cheshire East Traffic Consolidation Order (Static) 2022

6.2

Dear All,

Please find attached Notice of Proposal, Statement of Reasons and Draft Order for the Cheshire East Prohibition and Restriction of Waiting, Loading, Stopping and Street Parking Places (Various Roads) Traffic Consolidation Order 2022. Objections or any other representations can be submitted as detailed on the attached notice of proposal.

The consolidated Traffic Order, is being introduced to put all PROHIBITION AND RESTRICTION OF WAITING, LOADING, STOPPING AND STREET PARKING PLACES orders within Cheshire East into one legal document rather than the existing situation where each Movement Order has its own legal document.

It is important to note, that no PROHIBITION AND RESTRICTION OF WAITING, LOADING, STOPPING AND STREET PARKING PLACES orders are being changed, they will all remain as they are currently, this is an administrative exercise to tidy up the system and improve enforcement of static traffic orders.

Any requests for existing PROHIBITION AND RESTRICTION OF WAITING, LOADING, STOPPING AND STREET PARKING PLACES Orders to be changed would need to be requested and investigated, and unfortunately cannot be included in this process.

Kind Regards.

NOTICE OF PROPOSAL
CHESHIRE EAST BOROUGH COUNCIL
(PROHIBITION AND RESTRICTION OF WAITING, LOADING, STOPPING AND STREET PARKING
PLACES) (VARIOUS ROADS)
(CONSOLIDATION) ORDER 2022

6.2

The Cheshire East Borough Council (hereinafter referred to as "the Council") in exercise of the powers conferred by Sections 1, 2, 4, 32, 35, 38, 45, 46, 49, 51, 53, 61, 122 and 124 of the Road Traffic Regulation Act 1984 (hereinafter referred to as "the 1984 Act") and Part IV of Schedule 9 to the 1984 Act and as a consequence of the coming into force of Part 6 of the Traffic Management Act 2004 (hereinafter referred to as "the 2004 Act") and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the 1984 Act proposes to make an Order

1. The effect of the proposed Order will be to revoke all prohibition and restriction of waiting, loading, stopping and street parking places Orders that have previously been made under sections 1, 2, 4, 32, 35, 38, 45, 46, 49, 51, 53, 61, 122 and 124 of the 1984 Act and then to re-enact the provisions of those Orders under the proposed Order, consolidating the provisions into one Order.
2. A copy of the draft Order; a statement of reasons for making the Order and a copy of this public notice are available to view at https://www.cheshireeast.gov.uk/highways_and_roads/highways-licences-and-permits/traffic-regulation-orders/traffic-regulation-order-notices.aspx with plans available at [Cheshire East Public Consultation \(www.cheshireeasttraffweb.uk/consult/main.html\)](http://www.cheshireeasttraffweb.uk/consult/main.html)

or the legal documents are available at the following Libraries: Alderley Edge SK9 7GP, Alsager ST7 2QH, Bollington SK10 5JX, Congleton CW12 1ET, Crewe CW1 2BB, Disley SK12 2BB, Handforth SK9 3ES, Holmes Chapel CW4 7AP, Knutsford WA16 OPG, Macclesfield, Nantwich CW5 5LY, Poynton SK12 1RB, Prestbury SK10 4AC, Sandbach CW11 1FJ and Wilmslow SK9 1NW.

Due to the large number of plans required to show the proposals, plans are only available online at [Cheshire East Public Consultation \(cheshireeasttraffweb.uk\)](http://www.cheshireeasttraffweb.uk).

or, if you do not have access to the internet, please contact **0300 123 5020** for further details or to request paper copies.

3. If you wish to object to the proposed Orders, or to any provisions contained within them, or make any other representations, you may do so in writing, and if making an objection you must specify the grounds on which it is made and state the Order to which the objection refers, to **Mr R Welch, Cheshire East Highways, Municipal Buildings, Earle Street, Crewe CW1 2BJ** or email to Consultations@cheshireeasthighways.org to be received by **19th May 2022**

Director of Governance & Compliance
Cheshire East Borough Council

27th April 2022

CHESHIRE EAST BOROUGH COUNCIL
(PROHIBITION AND RESTRICTION OF WAITING, LOADING, STOPPING AND
STREET PARKING PLACES) (VARIOUS ROADS)
(CONSOLIDATION) ORDER 2022

STATEMENT OF REASONS

Effect

The effect of the proposed Order will be to revoke all the existing all prohibition and restriction of waiting, loading, stopping and street parking places in Cheshire East and then re-enact the provisions of those Orders into one consolidated Order for waiting, loading, stopping and street parking places in Cheshire East.

Reasons

Currently details for all static traffic restrictions such as the prohibition and restriction of waiting, loading and street parking places throughout the Cheshire East area are stored as paper copies. Under current legislation, Cheshire East Council not only has an obligation to introduce static traffic restrictions in order to ensure the safe and efficient movement of road users on its highway network, but it should also ensure that its Traffic Regulation Orders (TRO's) are systematically reviewed and maintained so that they conform to current legislation.

With the advancement of digital and online technology, this system of record keeping has become outdated and due to the large quantity of TRO's which have been made over a number of years, it can also be time consuming to locate relevant orders which are either current or have at some point been superseded.

In view of these difficulties, the decision has recently been taken to produce a new TRO for static traffic restrictions on the Cheshire East road network, which will effectively consolidate all existing restrictions as one new TRO. This process will provide the foundations for creating a base TRO which can be placed on a computer software programme, specially developed for creating map-based information for current and proposed restrictions, along with details of previous restrictions which have subsequently been replaced or removed. It should be noted that there are no proposed changes to current restrictions in this new TRO, it is just a consolidation of existing restrictions which are already in place on the road network.

Having access to TRO information through this map-based system will also provide the addition benefit of enabling members of the public and the police and enforcement team to access up-to-date information, via the internet, on all existing and proposed restrictions.

In summary this Traffic Regulation Order is proposed to improve and provide access to up-to-date information on moving traffic restrictions on the Cheshire East road network by recording details of all approved TRO's on a computer software programme, specially developed for creating map-based records of current and proposed restrictions.

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