

SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Monday, 19 July 2021 at 7.00pm in The Ballroom, Sandbach Town Hall.

1. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 16.07.21 response to Cheshire East by 06.08.21

21/3651C 7 Clifton Road, Sandbach, CW11 3JJ

Rear single storey extension.

21/3502C Amenity Lane at head of Cul-De-Sac, Dee Close, Sandbach

Proposed 2no detached bungalows on currently redundant land

21/3464C First Floor, 38 High Street, Sandbach, CW11 1AN

Listed building consent for an aluminium tray sign, measurement being 600mm height x 2100mm width.

21/3599C Elmbank Close, Lodge Road, Sandbach, CW11 3HP

Proposed extension of existing warehouse for manufacturing purposes with associated parking, landscape works and updating the class of use to include the additional use.

2. CORRESPONDENCE

2.1 Park House Care Home

Email received 13th July concerning Sandbach Neighbourhood Plan.

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Dear Mayor Price-Jones,

Park House Care Home, Congleton Road, Sandbach, CW11 4SP.

The Sandbach Neighbourhood Plan is being reviewed on the 26th of July.

We were hoping that the Town Council could support our long-established business that employs 21 full time staff and 11 part time staff.

We have cared for many Sandbach Residents and local families over the last 38 years.

We would like your support to alter the Settlement Zone Line to reflect the physical boundary of the site.

We have applied for full Planning Permission for the construction of 8 more Assisted Living Apartments which are very popular for the ageing population.

We have outline permission for a Dementia Unit which we are in the final stages of submitting a detailed planning application.


We cannot understand why this has been excluded from the settlement zone line.

Please find attached a plan the Existing of Settlement Zone Line and our Proposed Settlement Zone Line.

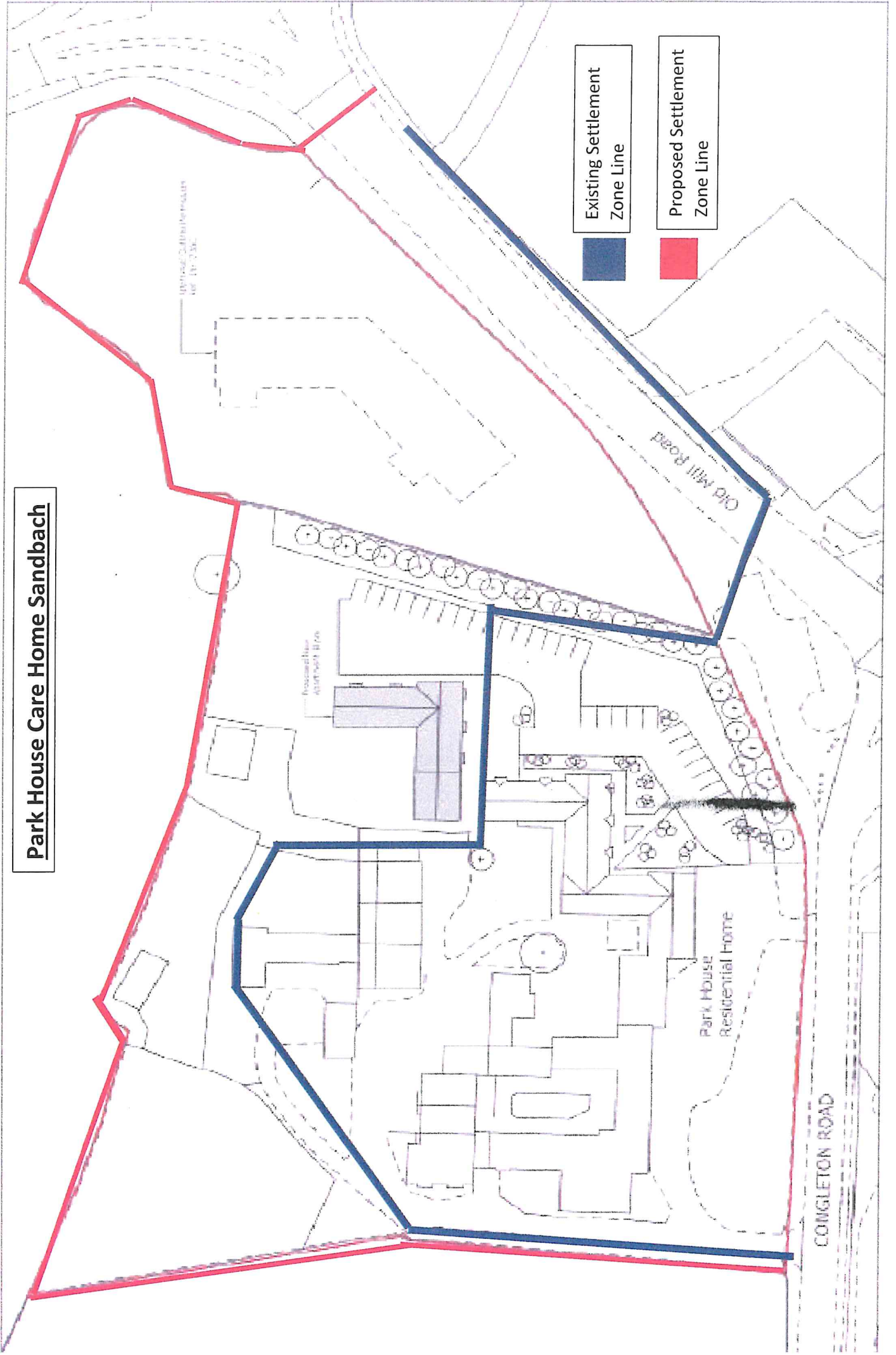
Please also find attached our Report. On the representation for the Neighbourhood plan.

Kinds Regards,

And we hope you support a long-established local business.


Care Home Manager.

Park House Care Home Sandbach



Park House Care Home Sandbach – Comments on Sandbach
Neighbourhood Plan

Park House Care Home, Congleton Road, Sandbach, Cheshire, CW11 4SP

We would like to comment on the Sandbach Neighbourhood Plan Regulation 114 Version.

Park House is an established residential care facility situated approximately 1 mile from Sandbach Town centre. Originally a farm house with outbuildings, it was converted into a Care Home in 1984. Since that time, it has expanded and in addition to the 29 bed Care Home it now has 37 one and two bedroom apartments for elderly persons giving an opportunity for more independent living. The complex employs 47 staff from the local community. The vast majority of the employees are Sandbach residents who use the local bus service or walk for their daily commute (the bus stop is outside the door- called Park House Residential)

The Settlement Zone Line Shown in Figure 2.

This shows Park House Care Home not fully edged within the blue settlement boundary area. The field to the East of the Care Home which has outline Planning Permission (18/3736C) granted 08/11/2018. This needs to be included in the blue settlement boundary.

~~Ed Gratchley~~ Ed Gratchley who granted the outline planning permission in 2018 stated:

“The proposed development is acceptable in principle and is of a satisfactory design that would not have a detrimental impact upon any nearby amenity. The proposal is therefore in compliance with policies PG 6 (Open Countryside) and SE 1 (Design) of the CELPS, policy PC3 (Policy Boundary for Sandbach) of the Sandbach NP and saved policies PS8 (Open Countryside), GR6 (Amenity and Health) and GR 9 (of the Congleton Borough Local Plan First Review 2005. The proposal would also adhere with the relevant policies within the NPPF.”

With regard to the Settlement Zone line, it does not have any physical boundary and does not follow any logical path around the Care Home. As all the land at Park House is used by the residents as amenity land and whole site is in constant use. Attached is an amended settlement zone line which would be the most logical and that follows a physical boundary, which is the hedge around the edge of the site. The Plan shows a Red line around the edge of the site which is being used by the Care Home that needs to be added in to the Settlement Zone.

Ecology Survey Figure 5.

With reference to fig 5. Local Nature Conservation Assets.

The section of Sandbach habitat distinct region – the section of the map which overlaps Park House Care Home.

This map is out of date, as application 17/2805C is over the medium area of high ecological value.

Application: 18/3736C – this is for outline planning permission for a 25-bed dementia unit. An Ecological survey was submitted with this application. (Attached to this email)

To quote from this report:

“8.1.1 Ecological surveys, site appraisals and impact assessments were carried out with respect to land comprising poor semi-improved grassland at Park House. It is proposed a new dementia care facility will be constructed on the site.”

“8.1.2 Bats, badgers and nesting birds are known to occur in the local area, there was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed.”

“8.1.3 The vegetation to be cleared has a low ecological significance in the local area; hedges on the site boundary will all be retained.”

This states that the area should not be listed a medium area of high ecological value – this is blatantly shown in the ecological report attached, also the fact the plan is out dated. The public car park which is adjacent to Old Mill Road. (A534) is highlighted in yellow stating it, as medium area of high ecological value.

This Car Park was extended and Re Tarmacked in August 2019. The Highway authority have constructed a farm track on the yellow highlighted area. This has taken a 6 meter by 300-meter strip along the edge of (Old Mill Road) (A534). This is constructed from a concrete block paved track (as shown in pictures attached)

The photograph shows the low ecological importance of this area, with the track in constant use from farm vehicles.

Outline Planning Permission Figure 8.

Outline Planning Permission was granted in 2018 for a 25-bed Dementia Unit. With planning reference number: 18/3736C.

This has not been added to fig 8, Housing Development Approval (2010 to March 2019) this is located to the East of Park House Care Home.

On the opposite side of Old Mill Road / Congleton Road, to Capricorn Business Park.

This needs to be amended to be highlighted Green in the plan for outline Planning Permission for a 25-bed dementia unit.