

SANDBACH TOWN COUNCIL

Planning & Consultation Committee

This meeting will be clerked by Katy Pepper. 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 Monday 10 August 2020 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is:

811 9639 4972 . Virtual Meeting guidance for Members of the Public can be found on the Meetings Page of the Sandbach Town Council Website.

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. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 20 JULY 2020.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 24.07.20 response to Cheshire East by 11.08.20

20/2587C 53 Princess Drive, Sandbach, CW11 1BP

Dormer window front elevation.

20/3017C 1 Blackacres Close, Sandbach, CW11 1YE

Raising the roof ridge of a dormer bungalow and creating a rear gable to enlarge the roof space to create two bedrooms on first floor.

20/2992C Land South of Middlewich Road and East of Abbey Road, Sandbach

Installation of post mounted V sign: Panel size: 2 @ 3000x2000mm, mounted to 4 posts to form V. 2000mm from ground to bottom of sign, making entire sign 5000mm high.

20/2993C Site Entrance, Broadmeadow Park, Abbey Road, Sandbach

Installation of post mounted V sign: Panel size: 2 @ 3000x2000mm, mounted to 4 posts to form V. 2000mm from ground to bottom of sign, making entire sign 5000mm high.

20/3083C 20 Mill Hill Lane, Sandbach, CW11 4PN

First floor side extension with car port below.

20/3109C Crag heights, 52 Hawthorne Drive, Sandbach, CW11 4JH

Retrospective Planning Permission for the erection of front porch and detached garage.

Submitted WE 31.07.20 response to Cheshire East by 19.08.20

20/3225C 9 Hungerford Place, Sandbach, CW11 4PP

Single Storey rear extension and roof alterations to garage.

20/3230C 14 Red Clover Drive, Sandbach, CW11 3TP

Proposed 2 metre high timber feather board fence panels with concrete fence posts and kick boards.

20/3261C 81 Park Lane, Sandbach, CW11 1EN

Proposed garage conversion, single storey front and side extensions and associated alterations.

20/3248C Shampaan, 504 Crewe Road, Sandbach, CW11 3RL

Rear single storey extension incorporating flat roof to pitched roof.

20/3197C 40 Sunnymill Drive, Sandbach, CW11 4NB

Small single storey extension to back and side of the house.

Submitted WE 07.08.20 response to Cheshire East by 28.08.20

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. STC CAR PARKING STRATEGY

(Item deferred from 20th July 2020)

[Current document available at: <https://sandbach.gov.uk/wp-content/uploads/2019/10/STC-Car-Park-Strategy-Report-FINAL.pdf>]

Lead: Planning Chair

Action: To begin the review and decide on the next steps following the resolution made by Council on 16th July 2020.

6. NEIGHBOURHOOD PLAN WEBSITE

[Attached: Invoice from Clarke Website Design]

Lead: Cllr Price Jones (As Lead Member of the Neighbourhood Plan WG)

Action: To approve payment of the invoice amount of £167.90. Payment to be delegated to Officers. (The budget line will be confirmed at the Meeting).

7. CONSULTATIONS

There are none.

8. CORRESPONDENCE

8.1 ChALC

Attached Email dated 22 July from ChALC containing a NALC policy consultation e-briefing to inform NALC's positions on the upcoming Devolution White Paper.

8.2 Cycling UK

Attached Email dated 02 August from Cycling UK containing the issue concerning the Pedestrian crossing at Middlewich Road/Vicarage Lane, Sandbach.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **Tuesday**, 1 September 2020 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

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

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20/2856C 4 Laurel Close, Sandbach, CW11 4EQ

Single storey side & rear extension.

Resolved: No objection. Members request that the Planning Officer obtains reassurances regarding access to the rear garden, bin storage and appropriate car parking following the loss of the car port.

Submitted WE 17.07.20 response to Cheshire East by 05.08.20

20/2942C 23 Osbourne Close, Sandbach, CW11 3ZE

Two storey side and single storey rear extension.

Resolved: No objection.

20/2957C 57 Princess Drive, Sandbach, CW11 1BP

Single storey rear and side extension.

Resolved: No objection. Members request reassurance from the Planning Officer that sunlight into the Neighbours rear windows are not blocked as a result of this application. Members also seek reassurance regarding access to the rear garden for bins.

20/2681C 4 Congleton Road, Sandbach, CW11 1HN

Proposed alterations to ground floor unit to form A3 use class restaurant, alterations to first floor accommodation to form 2 x C3 dwellings to include new external staircase and windows/doors and alterations to frontage at ground floor level including new signage and repositioning of door.

Resolved: No objection.

5. CIL PAYMENTS

[Attached: Resolution made by Full Council on 15th May 2020]

Cllr Flavell abstained from the second part of the resolution due to her status as a CEC Ward Councillor.

Resolved: That:

- i) The money is held for now, pending other building projects which could release more money into the pot and a more meaningful sum achieved for infrastructure improvements.
- ii) The Clerk of the Committee formally writes to CEC Ward Members and requests that they make contact with Planning to ascertain if there are any large projects in the pipeline which would contribute more CIL Payments to the pot.

6. STC CAR PARKING STRATEGY

[Current document available at: <https://sandbach.gov.uk/wp-content/uploads/2019/10/STC-Car-Park-Strategy-Report-FINAL.pdf>]

The Members discussed the above document, referenced by Cllr Corcoran at the full Town Council Meeting. Members questioned what other towns have been asked as part of the consultation, with the Assistant Town Clerk circulating the review formed for Wilmslow.

Resolved: The item is deferred until the next meeting of the Planning Committee. Members are to study the old STC Car Parking Strategy document in the time until then.

7. CONSULTATIONS

7.1 Public Space Protection Orders

Attached: Email from Cheshire East Council

[All information can be found at:

<https://www.cheshireeast.gov.uk/council-and-democracy/council-information/consultations/consultations.aspx>]

Deadline for comment is 10th August 2020.

Resolved: Members support the reactivation of this order for a further 3 years.

7.2 CEC Active Travel Scheme (Matters Arising from Full Council Meeting – Thursday 9th July.

[All information can be found at:

<https://www.cheshireeast.gov.uk/council-and-democracy/council-information/media-hub/media-releases/active-travel-to-play-its-role-in-cheshire-east-s-covid-19-recovery.aspx>]

No deadline for comment available at the time of writing.

Resolved: That the Chair of Planning is to organise a Meeting with external interested Groups and individuals to gain an understanding of their opinion on this matter. Included groups could include (and are not limited to): Cllr Akers-Smith, Cllr L Crane, Cycling UK, Walking Group and Lance Thackray.

8. CORRESPONDENCE

8.1 Cheshire East Council

Notice of Public Enquiry on Monday 10th August at 10am for 19/2539C – Land South of Old Mill Road.

Resolved: That the correspondence be received with no further action taken. All Planning Members concerns have been expressed at this time.

8.2 Cheshire East Council

Notice of Public Enquiry on Monday 10th August at 10am for 19/3784C – Land South of Old Mill Road.

Resolved: That the correspondence be received with no further action taken. All Planning Members concerns have been expressed at this time.

8.3 Lance Thackray

Correspondence dated 5th May 2020 and deferred to the Committee by Full Council concerning Local Transport Plan / Cycling Strategy.

Resolved: That the comments and concerns be forwarded onto Cllr Laura Crane as the Portfolio Holder for Highways with a request that she looks into this unsafe scenario.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 10 August 2020 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

Please note that the audio recording of this meeting is available to the public within 5 working days of the meeting.

Meeting closed 8.03pm

R Hovey (Chair)

MW



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DOMAIN NAME INVOICE

Sandbach Town Council: Sandbach Neighbourhood Plan
Attention: Serena Van Schepdael
Serena Van Schepdael
Sandbach Town Council
Sandbach Literary Institute
Hightown
CW11 1AE

Invoice Date
25 Jun 2020

Invoice Number
CWD-4126

Clarke Website Design
Limited
9 Ossmere Close
Sandbach
Cheshire
CW11 1FB

Description	Quantity	Unit Price	Amount GBP
Website hosting (Business package) 28/08/20 - 27/08/21	1.00	99.00	99.00
IMAP mailbox - info@	1.00	39.00	39.00
UK domain name sandbachneighbourhoodplan.org.uk	2.00	14.95	29.90
		Subtotal	167.90
		TOTAL NO VAT	0.00
		TOTAL GBP	167.90

Due Date: 25 Jul 2020

For domain name renewals, the quantity shown is the number of years the domain name will be renewed for. uk domain names will always be renewed for at least 2 years.

REMEMBER: If you want to secure your website domain name for more years than this invoice states, you can choose to renew it for up to 10 additional years. Just get in touch and we can update this invoice accordingly.

Our preferred payment method is Bacs/Electronic Transfer direct into the following account:

- Sort Code: 09-01-27
- Account No: 79346151
- Account Name: Clarke Website Design Ltd

Please make all cheques payable to Clarke Website Design Ltd.

We will add compensation and interest to overdue accounts under The Late Payment of Commercial Debts (interest) Act 1998.

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PAYMENT ADVICE

To: Clarke Website Design Limited
9 Ossmere Close
Sandbach
Cheshire
CW11 1FB

Customer	Sandbach Town Council: Sandbach Neighbourhood Plan
Invoice Number	CWD-4126
Amount Due	167.90
Due Date	25 Jul 2020
Amount Enclosed	

Enter the amount you are paying above

Subject: Communities Framework & devolution White Paper

Dear all

Please find below the NALC policy consultation e-briefing to inform NALC's positions on the upcoming Devolution White Paper.

Summary

The Ministry of Housing, Communities and Local Government (MHCLG) is highly likely to be issuing its long awaited devolution white paper in the Autumn. NALC has been in various discussions with the Ministry over the last six months regarding likely implications for parishes for the white paper and the communities framework, which the previous government consulted on last year. NALC is consulting the sector now on its views so as to be ready in the Autumn to fully inform the white paper.

Context & proposals

The Ministry confirmed to NALC earlier in 2020 that the white paper is likely to cover the below themes (it could be even more radical as significant local government re-organisation is also expected). These areas will "strengthen and extend community rights, and provide a framework for further 'onward devolution'":

1. Mayoral Combined Authority/combined authority: 'devolution deals' and economic planning over a functional economic area;
2. Local authority: local services and place-making (social care; prevention and troubled families; regeneration and housing); &
3. Town/parish councils and communities: 'onward devolution' direct to people and places, by strengthening community rights and role in community assets and public realm (e.g. parks, footpaths, community centres, toilets).

You have already been e-mailed a copy Cllr Lillian Burns' very helpful report on the latest state-of-play with devolution in local areas across England at the time of writing. We look forward to receiving your local updates to Claire.Goldfinch@nalc.gov.uk by 17:00 on Monday 17 August 2020. Consultation questions:

The Ministry approached NALC with various questions it wanted feedback on regarding strengthening the role of local councils in the communities framework and the likely devolution white paper. Please also have a read of the below context and questions which were delivered at NALC's Lobby Day on 10 March 2020 and which were also discussed by the February 2020 meeting of the MHCLG Communities Partnership Board. NALC would appreciate sector responses to chris.borg@nalc.gov.uk by 17:00 on Monday 17 August 2020 please to frame evidence for the NALC response – thanks:

General:

1. Are these (the three points raised above) the correct priority areas to strengthen community rights and encourage greater onward devolution through the devolution white paper?
2. What else could local government do (apart from the three points made above) to incentivize the kind of local partnerships highlighted as good practice: such as Cornwall, Wiltshire, Wigan?
3. How else (apart from the three points mentioned in bold above) can we strengthen accountability and engagement with communities at the higher tiers (e.g. Mayoral Combined Authority?)

Governance

MHCLG wants to strengthen the role of local councils and other community governance arrangements by:

- Simplifying the process to establish a town/parish council where communities wish to, and allowing community groups to appeal decisions by principal authorities.
- Strengthening rights for existing town / parish councils to request and agree transfer of assets, functions and funding, such as community spaces and neighbourhood services.
- Triggering an automatic Community Governance Review looking at 'onward devolution' arrangements where wider, local government reform is part of a devolution deal.

4. What additional changes are needed to make the process of forming parishes / other local governance structures easier?

5. What additional powers and functions could neighbourhood forums take on, without adopting more formal parish structures?

Services

MHCLG wants to strengthen the power of community groups, and local councils, to shape local services that matter to them by:

- Establishing a new 'Right to Community Partnership' to trigger a service review in partnership with the local authority.
- Requiring local authorities to co-design services with communities earlier in the commissioning process.
- Strengthening the rights of community groups to takeover and run local assets of community value ('Community Right to Buy').

6. How would a "right to community partnership" / service partnership power be triggered and who should be able to trigger it?

7. What services should be considered in scope for local councils - of MHCLG strengthening the power of local councils to shape services which matter to them?

Strategy

MHCLG wants to build on existing Neighbourhood Planning rights by:

- Supporting greater use of neighbourhood planning in urban areas and towns; &
- Giving a stronger status to a range of community-led local strategies, ensuring that local authorities and, where appropriate, mayoral or combined authorities having regard to community economic development plans and other strategies established by town / parish councils or neighbourhood forums.

8. What community led strategies could be given stronger status?

9. What support is needed to encourage greater use of neighbourhood planning in urban areas?

Your views

Please e-mail your evidence back to chris.borg@nalc.gov.uk by latest 17:00 on Monday 17 August 2020. County associations are asked to forward this e-briefing onto all member councils in their areas.

Kind regards

----- Forwarded Message -----

Subject:Re: Information request (ref: 8261781) (Pedestrian crossing at Middlewich Road/Vicarage Lane, Sandbach)

Date:Sun, 2 Aug 2020 23:25:06 +0100

From:Matthias

To:laura.crane@cheshireeast.gov.uk

CC:

Dear Laura,

I would like to focus on a different aspect of this issue. At the Cabinet meeting in May the response was given to Richard Hamilton (underlining by me)

'... as there are two other controlled crossings being implemented on Middlewich Road in this proximity, one near Station Road and the other at the Co-op, there is also a need to consider both how these crossing locations interact and any impact on all road users and local residents.'

We suggest the following points for investigation:

A signalised crossing affects network performance on that road, leading to delays for cars. At what point becomes the delay unacceptable? Is it average speed over a certain distance, or queue length, or any other indicator? Has the benefit on car traffic on side roads factored in? We support parking restrictions around the school, improving the flow on the main road. Further improvements if required could be gained by addressing car parking on London Road, near Hill Street.

One of the three crossings in question was a change near Hill Street from zebra to puffin crossing and should not have a material impact on network performance compared to the time before the crossings were proposed.

Around 150 bicycles use Middlewich Road every day. Consider the delay on car traffic when cars cannot overtake bicycles due to the 'pinch points' created by the proposed pedestrian refuge which does not occur at a signalised crossing.

The distance between the three proposed crossings in question is 664 metres. It might be possible to compare this setting to other combinations of three traffic lights, for example near the town centre; Platt Avenue, McDonald's (which is also a fully signalised junction) and Ashfields. This distance is 321 metres. We seem to be able to accept the same number of signalised crossings when they partly serve Sandbach's commercial area. We suggest the same number of crossings, over twice the distance, can be accepted for serving residents, and a school.

We are looking forward to your analysis on how the crossings interact.

Regards

Matthias Bunte, Cycling UK

ACT Crewe

On 30/07/2020 23:14, Matthias wrote:

Dear highways team,

Thank you very much for the response. I would be grateful if you updated me as soon as further details are available for comment. I doubt short bypasses for cyclists to avoid the narrow gap would address the problem. Cyclists are unlikely to leave the carriageway, only to face difficulty rejoining the carriageway shortly after.

I notice the reference below made to the Traffic Signs Manual. Chapter 6 also states (underlining by me)

'In the right circumstances informal crossings such as refuge islands can be a simple and inexpensive way of improving facilities for pedestrians. Although they give no priority in law, where vehicle speeds and flows are low they can work well.'

The location in question does not fit in either category and I suggest realising the condition of the S106 agreement and install a toucan crossing.

Regards

Matthias Bunte

Cycling UK, Sandbach

cc to Cllrs Corcoran, Crane, Akers-Smith and Flavell; Sandbach Town Council

On 28/07/2020 17:03, Highways wrote:

Date: 28th July 2020

Our Reference: 8261781

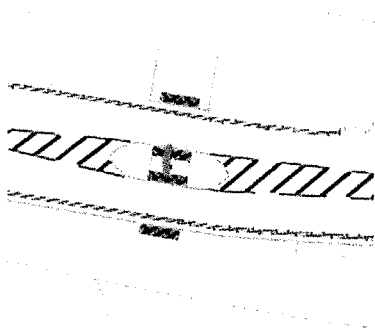
Your reference: SR2060284

Dear Mr Bunte

Thank you for your further correspondence dated 12th July 2020 requesting the following information.

As the effect of narrowing the road to create 'pinch-points' would affect cyclists using the carriageway, and they are not banned from using the carriageway, and there is no cycle path alternative provided, then the RSA needs to explicitly address the presence of cyclists on the carriageway in its considerations. The provisions of the 1988 RTA S39 are inclusive in that respect. Please advise why this has not happened in this case.

Please also confirm the width of the refuge, the dimension marked in blue:



The width of the refuge on the initial design was 3m.

Chapter 6 in the Traffic Signs Manual states that “the carriageway width should either be wide enough to allow vehicles to overtake cyclists safely, or narrow enough to discourage overtaking altogether (which is what we have done). Gaps between 3.2m and 3.9m should be avoided and a minimum gap of 4m is recommended.” We can widen the running lanes, however this would result in a very narrow refuge which would be unsuitable for cyclists to cross.

We are currently working on the feasibility study here to identify what can be installed for cyclists.

Yours sincerely,

The Cheshire East Highways Team

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