

# SANDBACH TOWN COUNCIL

## Planning & Consultation Committee

This meeting will be clerked by Mike Wellings. 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 01 September 2020 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is:

**882 0883 6624** . 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.

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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.

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### **3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 10 AUGUST 2020.**

### **4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 14.08.20 response to Cheshire East by 02.09.20

20/3437C 114 Hassall Road, Sandbach, Cheshire, CW11 4HL

Rear extension.

20/2538C 173 Heath Road, Sandbach, CW11 2LE

Two & single storey rear extension.

Submitted WE 21.08.20 response to Cheshire East by 09.09.20

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

Single Storey rear extension and roof alterations to garage.

20/3481C Reynolds Farm, Reynolds Lane, Sandbach, CW11 4SU

Agricultural Building

20/2777C Town Mill, High Street, Sandbach, Cheshire, CW11 1AH

Prior approval for changing the use of the second floor of the Mill, into 1 apartment.

- 20/3626C 1 Offley Road, Sandbach, CW11 1GY  
Erection of outbuilding within rear garden.
- 20/3672C 20 Clifton Road, Sandbach, CW1 3JJ  
Two storey side and single storey rear extensions
- 20/3681C 11 Belle Vue Terrace, Sandbach, CW11 4NR  
Conservatory extension to rear of property
- 20/3439C 112 Hassall Road, Sandbach, CW11 4HL  
Rear extension

Submitted WE 28.08.20 response to Cheshire East by 18.09.20

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. CONSULTATIONS**

### **5.1 Proposed No Waiting at Any Time Restrictions**

Information attached proposed no waiting at any time restrictions on the Junction of Hawthorne Drive and Smithfield Lane, Sandbach. The deadline for comments is Friday 4<sup>th</sup> September.

## **6. CORRESPONDENCE**

### **6.1 Cheshire East Highways**

Information attached concerning Active Travel Measures in Sandbach. There is no deadline or request for comment but feedback is welcome as the Plans will be continually reviewed and amended where needed.

### **6.2 Cheshire East Planning**

Information concerning an appeal against the refusal of 19/5751C – 13 Lime Close Sandbach.

## **7. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on Monday, 21 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.**



## 8.2 Cycling UK

Members reviewed correspondence from Cycling UK, dated 2 August, addressed to CEC Portfolio Holder for Highways, in relation to crossings proposed for Middlewich Road.

**Resolved:** that the meeting Clerk write to CEC Highways Portfolio Holder to confirm the Committee's support of the Cycling UK proposals.

## 4. OBSERVATIONS ON PLANNING APPLICATIONS

- 20/2587C 53 Princess Drive, Sandbach, CW11 1BP  
Dormer window front elevation.  
**Resolved:** No objection
- 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.  
**Resolved:** No objection
- 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.  
**Resolved:** Members request the Planning Officer establish the positioning of signage does not obstruct the sightline of vehicles exiting the site. As this is not made clear within the application documents Members object to the proposal.
- 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.  
*Members were not able to review due to there being no documents posted to the online application page.*
- 20/3083C 20 Mill Hill Lane, Sandbach, CW11 4PN  
First floor side extension with car port below.  
**Resolved:** No objection
- 20/3109C Crag heights, 52 Hawthorne Drive, Sandbach, CW11 4JH  
Retrospective Planning Permission for the erection of front porch and detached garage.  
**Resolved:** No objection
- 20/3225C 9 Hungerford Place, Sandbach, CW11 4PP  
Single Storey rear extension and roof alterations to garage.  
**Resolved:** No objection

- 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.  
**Resolved:** The Committee seeks clarification of fencing position as it is unclear from the submitted documents whether the fences will impair the neighbouring property access.
- 20/3261C 81 Park Lane, Sandbach, CW11 1EN  
Proposed garage conversion, single storey front and side extensions and associated alterations.  
**Resolved:** No objection
- 20/3248C Shampaan, 504 Crewe Road, Sandbach, CW11 3RL  
Rear single storey extension incorporating flat roof to pitched roof.  
**Resolved:** No objection
- 20/3197C 40 Sunnymill Drive, Sandbach, CW11 4NB  
Small single storey extension to back and side of the house.  
**Resolved:** No objection

## 5. STC CAR PARKING STRATEGY

Members considered the 2009 document and requirement to update with current data. It was agreed that CEC be contacted and the response provided for next meeting.

**Resolved:** The meeting Clerk contacts CEC to enquire as to availability of funding to support a survey of parking usage.

## 6. NEIGHBOURHOOD PLAN WEBSITE

In a verbal update, the committee were advised of the requirement to provide the website and online portal for the NDP review.

**Resolved:** the invoice totalling £167.90 for provision of the NDP website be approved for payment from the Website cost centre.

## 7. CONSULTATIONS

There were 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.

The communication was noted by Members.

### 8.2 Cycling UK

Item considered following agenda item 3.

## SUPPLEMENTARY AGENDA ITEMS

Submitted WE 07.08.20 response to Cheshire East by 25.08.20

20/3319C Land Bounded by Old Mill Road & M6 Northbound Slip Road, Sandbach

Release from legal obligation – variation pursuant to Section 106A(1)(a) relating to affordable housing.

Cllr Muldoon did not participate in discussion or voting on this item.

**Resolved:** Members support the provision of affordable housing and offer no objection, providing there is no lessening of the affordable housing quantity.

## 9. CONSULTATIONS

### 9.1 Alfresco License

Consultation is for a temporary pavement café license. All information is attached. Deadline for comment 11<sup>th</sup> August.

Cllr Muldoon did not participate in discussion or voting on this item.

**Resolved:** Members support the application and offer no objection.

## 10. 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.

Meeting closed 8.21pm

Cllr R Hovey (Chair)

KP

**Subject:** [OFFICIAL] Proposed No Waiting at Any time Restrictions Hawthorne Drive and Smithfield Lane, Sandbach

Dear Town Council,

The Council has recently been requested to consider the introduction of waiting restrictions on the junction of Hawthorne Drive and Smithfield Lane, Sandbach to tackle problem parking which is affecting the free movement of traffic and restricting visibility in this area.

The attached plan provides details of the proposed waiting restrictions which the Council could introduce.

I would be grateful to received your comments on this by Friday 4<sup>th</sup> September.

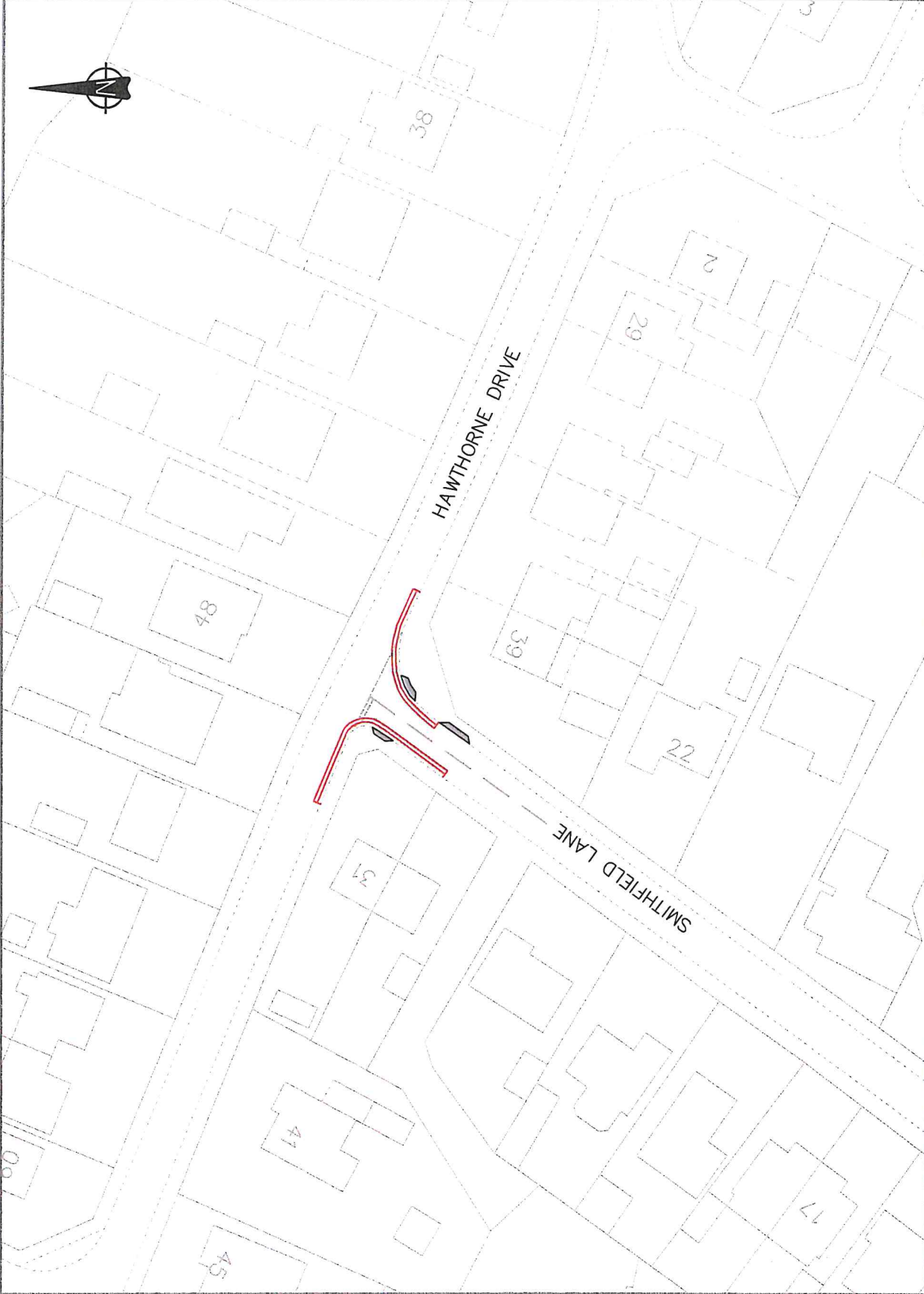
Kind Regards,

**Key:**

Proposed No Waiting At Any Time (double yellow lines)



Existing pedestrian and vehicular dropped kerbs



| Pr/Rev | Revision Details            | Rev by | Date            |
|--------|-----------------------------|--------|-----------------|
|        | Contact Name: Chris Hodgson |        |                 |
|        | Tel: 0300 123 50 20         |        | Date: July 2020 |
|        | Drawn by: GH                |        |                 |
|        | Checked by:                 |        |                 |
|        | Approved by:                |        |                 |
|        | Drawing Status: Proposal    |        |                 |
|        | Scales at A3: 1:500         |        |                 |
|        | Drawing No:                 |        | Sheet 1 of 1    |
|        |                             |        | Pr/Rev/Rev      |

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Ordnance Survey 100049045.

Project:  
**Hawthorne Drive/Smithfield Lane, Sandbach**  
  
Proposed waiting restrictions



[cheshireeasttraffic@cheshireeast.gov.uk](mailto:cheshireeasttraffic@cheshireeast.gov.uk)

THIS IS A COLOUR PLAN.

Cheshire East Council Highways  
6th Floor, Delamere House, Delamere Street, Crewe, Cheshire, CW1 2LL

Drawing No:  
**C2006CON1856-01**



**Subject:** [OFFICIAL] Active Travel Measure - Sandbach

Dear Councillor,

Cheshire East Council is responding to the recovery from the national lockdown by introducing a number of traffic management measures that are intended to support pedestrians and cyclists. These measures are funded through the Department for Transport's Emergency Active Travel programme. The schemes have been prepared to support the full re-opening of schools and the recovery of our town centres.

The scheme attached, called Sandbach 20mph zone.pdf, is located within your ward. We are advising you in advance of public advertising in case members of the public raise questions regarding the scheme.

Temporary traffic regulation orders for the proposed scheme are to be advertised imminently, with an expectation that the scheme will be in place by the end of August.

Please find attached as copy of the scheme drawing.

Further details are available on the Councils website.

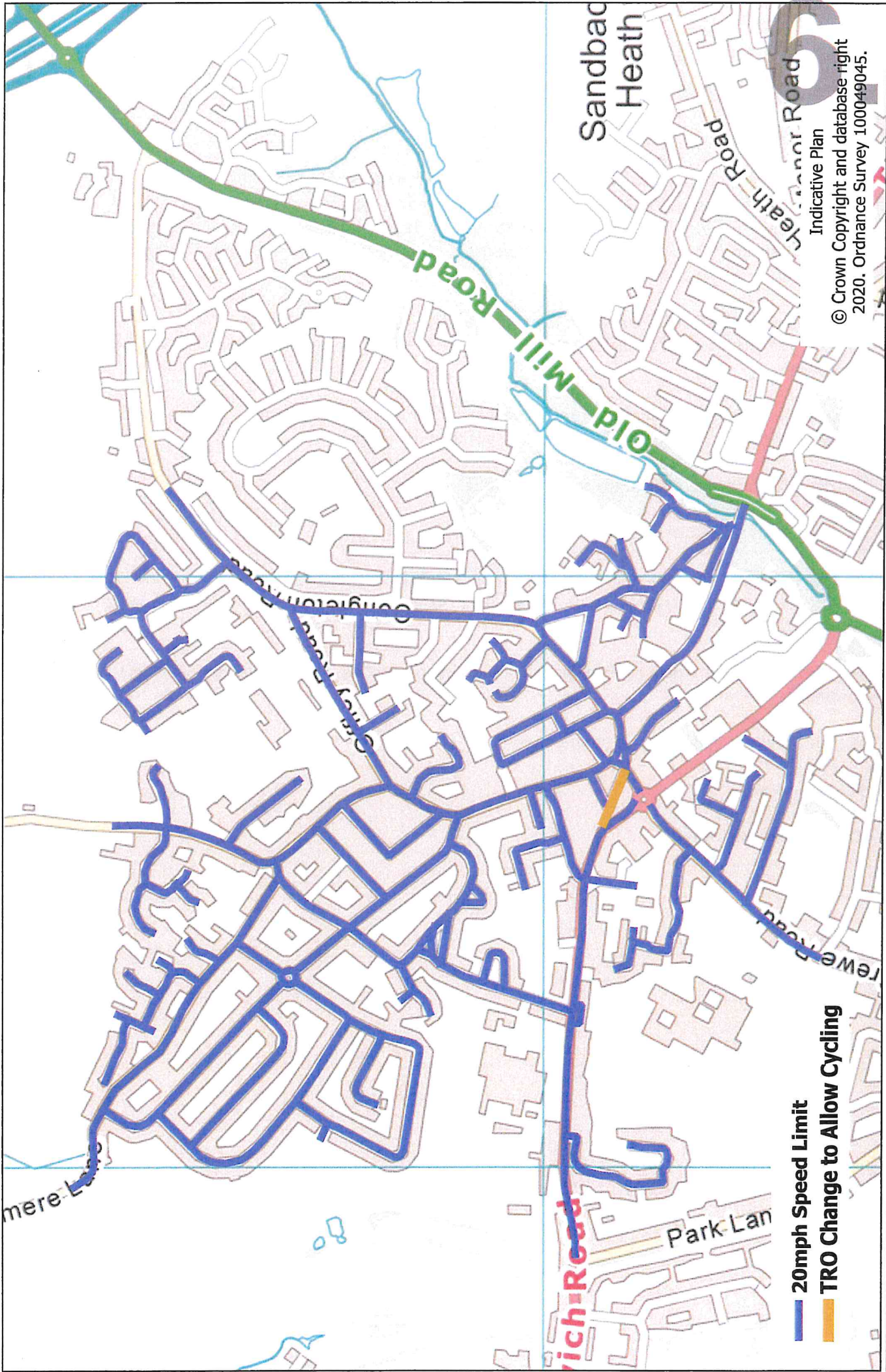
All schemes in this programme are experimental and their effects will be closely monitored over the coming weeks. At this stage, no decisions have been made on whether or not the measures are to be made permanent.

Further notice of the schemes will be provided to residents, schools and the public before works commence.

We trust that this information is helpful to you.

Yours sincerely

**Cheshire East Highways**



Indicative Plan  
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 2020. Ordnance Survey 100049045.

Sandbach area - 20mph speed limit

EMBARGOED TO: 5 August 2020

## Walking and cycling schemes to boost Cheshire East's Covid-19 recovery

Cheshire East Council has revealed its first active travel projects as part of plans to support the borough through recovery from the Covid-19 pandemic.

Nine new schemes will come into effect this month as a first phase to improve routes to schools and workplaces, boost social distancing, encourage walking and cycling and improve access our town centres. Measures will also help to reserve capacity on public transport for those who really need it and should help to reduce congestion on some key routes to schools. Further schemes will be developed in further phases, following pledged government funding of up to £619,000.

The move follows recent submissions by town and parish councils and local members of more than 500 local ideas as to what measures may work in their towns and villages.

The first nine active travel schemes, totalling investment of £155,000, will be located at:

- **Coronation Street, Crewe**, near Sir William Stanier School – 20mph zone and through traffic restricted to cyclists and pedestrians;
- **Crewe town centre** – improved access for cycles;
- **Congleton town centre** – improved access for cycles;
- **Macclesfield town centre** – improved access for cycles;
- **Ivy Road, Macclesfield** – through traffic restricted to buses, cyclists and pedestrians;
- **Hawthorn Lane, Wilmslow** – through traffic restricted to cyclists and pedestrians;
- **Old Middlewich Road, Sandbach** – 20mph zone and parking suspension;
- **Ladies Mile, Knutsford** – through traffic restricted to cyclists and pedestrians; and
- **Lodge Road, Alsager** – through traffic restricted to cyclists and pedestrians.

Councillor Laura Crane, Cheshire East Council cabinet member for highways and waste, said: “This is exciting news and the part of steps by this council to promote social distancing and encourage more people to get active and cycle and walk more.

“I would like again to thank everyone who has worked with us so quickly to get active travel ideas and proposals up and running so swiftly in our towns and villages.

“We know people’s travel behaviour has changed during the lockdown – and we are determined to lock in the benefits of more people walking and cycling to make our town centres safer, healthier and more welcoming to shoppers and visitors.

“We have seen an increase in more people walking and cycling in our borough and as more people turn to these active ways of travel, we need to work together to provide safe spaces for people to carry out these journeys.

“These initial projects are, by their very nature and the short timescales involved, an experiment. We will continue to work with the town and parish councils to develop, review and refine these measures and others, as appropriate, before anything becomes permanent.

“Our aim is to deliver schemes that are right for each town and developed in partnership with each local area and local members.”

Councillor Suzie Akers Smith, Cheshire East Council’s walking and cycling champion, said: “Ditching the car and taking up daily active travel is good for your health, good for the environment and good for promoting social distancing to combat Covid-19. Creating a safe environment will encourage people out of their cars and be more active.

“It also helps make our town centres safer and more attractive places to visit, spend time and spend money.

“There has never been a better time to walk or cycle – especially shorter journeys included as part of our daily activity – and this really helps to forge greener habits, to reduce congestion, improve air quality and help fight climate change.

“Being bold in these measures may attract additional funding from government and we welcome feedback both positive and negative on the measures being proposed.”

The council aims to develop a series of projects, informed by discussions with town and parish councils and ward members, that will be delivered in coming weeks, including:

- Pop-up cycle lanes, with protected spaces for cycling;
- Measures to reduce rat-running in streets;
- Improved walking and cycling routes to school;
- Safer junctions, with the potential for bus and cycle-only corridors;
- Implementing lower speed limits; and
- Wider pavements, which also enables social distancing.

Schemes being considered as part of the second phase of active travel improvements to be constructed in the Autumn, subject to the Council receiving DfT funding include:

- Manchester Road between Wilmslow and Handforth;
- Vernon Way, Mill Street and Nantwich Road in Crewe;
- Black Lane, Manchester Road and Sunderland Street in Macclesfield;
- High Street in Sandbach;
- West Street and Mill Street in Congleton;
- Various streets on the Knutsford Revolution Cycle Route;
- London Road between Alderley Edge and Wilmslow;
- St Ann’s Road in Middlewich

Detailed plans for active travel measures can be found on the following website:  
<https://cheshireeastactivetravel.commonplace.is/>

ENDS

Ref No: 19/5751C

**Miss A L Banks,  
Clerk to Sandbach Town Council  
SANDBACH LITERARY INSTITUTE  
HIGHTOWN  
SANDBACH  
CW11 1AE**

Development Management  
PO Box 606  
Municipal Buildings  
Earle Street  
Crewe  
CW1 9HP

Please ask for: **Daniel Evans**  
E-Mail:  
**daniel.evans@cheshireeast.gov.uk**

Dear Sir/Madam

Date: **25-Aug-2020**

Application No: **19/5751C**  
Proposal: **Extension on front dormer and fit velux to rear roof**  
Location: **13, LIME CLOSE, SANDBACH, CW11 1BZ**  
Appeal Start Date: **18-Aug-2020**  
Appeal Ref: **APP/R0660/D/20/3253054**

I am writing to advise you that an appeal to the Planning Inspectorate has been lodged against the refusal of the above planning application or our failure to discharge one or more of the conditions.

This appeal will be determined on the basis of written representations. We will make copies of all representations made to us in relation to the application, before it was determined available to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

***Daniel Evans***

**Principal Planning Officer  
Development Management**