

## 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 Monday 21 September 2020 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is:

**832 4991 7104.** 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 AND TUESDAY 01 SEPTEMBER 2020.**

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

Deferred from 01.09.20 response to Cheshire East by 22.09.20

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

Submitted WE 04.09.20 response to Cheshire East by 23.09.20

20/3689C 16 Oakmere Close, Sandbach, CW11 1WN  
Two storey side extension.

20/2654C Land Off, Hind Heath Road, Sandbach

Permission in principle for the erection of up to 9 no. self and custom-build dwellings.

20/3776C 14 Coldmoss Drive, Sandbach, CW11 3HW  
Proposed front and rear dormers.

Submitted WE 11.09.20 response to Cheshire East by 28.09.20

20/3815C Variation of condition 2, 3 and 5 on approved application 18/0169C – Application for approval of all reserved matters on application 15/3098C – Outline application for single detached two storey dwelling with garage including access to highway and sewer connections.

20/3889C 79 Union Street, Sandbach, CW11 4BG

Variation of condition 4 on existing permission 13714/3; No operations authorised by this consent shall be carried out inside the hours 8.00am to 5.30pm weekdays – 8.00am to 12.30pm Saturdays. There shall be no Sunday working or on bank holidays.

Submitted WE 18.09.20 response to Cheshire East by 09.10.20

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 Well Managed Highway Infrastructure Streamlined Consultation – Winter Service.**

Information attached. The deadline for comments is Friday 20<sup>th</sup> November.

## **6. CORRESPONDENCE**

### **6.1 Cheshire East Council**

Correspondence dated Monday 14<sup>th</sup> September regarding the adoption of the Brooks Lane Development Framework as a Supplementary Planning Document.

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

The next Planning Committee meeting will take place on Monday, 12 October 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.**

## SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday, 10 August 2020.  
The meeting was held remotely via Zoom.

**PRESENT** Councillors R Hovey (Chair) (left meeting 7.30 - 7.50pm)  
G Merry (Took the Chair 7.30 – 7.50pm)  
G Price Jones (Town Mayor)  
S Broad  
M Muldoon  
P Eaton  
S Crane

Also in attendance was one member of the public.

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### 1. APOLOGIES FOR ABSENCE

Councillors: M Lea O'Mahoney  
K Flavell

Absent without Apologies: D Jack

### 2. DECLARATIONS OF INTEREST

Cllr M Muldoon declared a non-pecuniary interest in application 20/3319C and supplementary agenda item 2.1 (Alfresco licence).

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The Chair adjourned the Meeting to allow questions from the Member of public in attendance.

#### Cycling Group Representative/Resident

Speaking on behalf of several cycling groups, the resident sought support of the Committee in relation to proposed crossings on Middlewich Road and their impact on road users and pedestrians.

The meeting was reconvened.

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

**Resolved:** That the minutes be approved as a true record.

For the benefit of the member of public in attendance, the Chair suggested agenda item 8.2 was moved to next item for the Committee to consider.

## 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

## SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Tuesday, 01 September 2020.  
The meeting was held remotely via Zoom.

**PRESENT** Councillors R Hovey (Chair)  
G Merry  
G Price Jones (Town Mayor)(Joined 19:08)  
M Muldoon  
K Flavell

Also in attendance was a reporter from the Chronicle.

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### 1. APOLOGIES FOR ABSENCE

Councillors: M Lea O'Mahoney  
S Broad

Absent without Apologies: D Jack, P Eaton and S Crane

### 2. DECLARATIONS OF INTEREST

There were none.

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The Chair adjourned the Meeting to allow questions from the Member of public in attendance.

As there were no questions, the meeting was immediately reconvened.

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

Approval of the minutes was deferred until the next meeting due to an inquorate number of Members in attendance from that meeting.

### 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.

**Resolved:** No objection.

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

Two & single storey rear extension.

**Resolved:** No objection.

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.

This application has already been considered by the Committee at the last meeting. As there were no more documents available, the application was not revisited.

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

Agricultural Building

**Resolved:** As there were no documents available on the Planning Portal for this application, the Meeting Clerk was asked to request documents and a deadline extension to enable the Committee to review and comment with any observations at the next meeting.

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.

**Resolved:** No objection.

20/3626C 1 Offley Road, Sandbach, CW11 1GY

Erection of outbuilding within rear garden.

**Resolved:** No objection.

20/3672C 20 Clifton Road, Sandbach, CW1 3JJ

Two storey side and single storey rear extensions

**Resolved:** No objection.

20/3681C 11 Belle Vue Terrace, Sandbach, CW11 4NR

Conservatory extension to rear of property

**Resolved:** No objection.

20/3439C 112 Hassall Road, Sandbach, CW11 4HL

Rear extension

**Resolved:** No objection.

Submitted WE 28.08.20 response to Cheshire East by 17.09.20

20/3686C 209, Heath Road, Sandbach, CW11 2LF

Proposed dormer additions to enlarge bedrooms.

**Resolved:** No objection.



## 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.

**Resolved:** That the Clerk of the Meeting writes to Cheshire East Highways to confirm that Members **OBJECT** to the proposed restrictions. Members understand that the land parked on by the resident of number 39 belongs to their property. As a result, they question whether the regulation will be enforceable. Furthermore, Members queried why expense would be incurred to put no waiting lines on a junction when traffic law stipulate road users cannot park within 10m of a junction.

Finally, Members are disappointed that there appears to have been no negotiation process undertaken with the resident in question to find a solution that helps all involved. The Committee looks forward to receiving a new and considered solution again in the near future.

## 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.

Members noted that they were happy with, and supportive of, the changes made by Cheshire East Highways.

### 6.2 Cheshire East Planning

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

**Resolved:** That the correspondence be noted with no further action taken.

## 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.

Meeting closed 7.45pm

Cllr R Hovey (Chair)

MW

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**Subject:** [OFFICIAL] Well Managed Highway Infrastructure Streamlined Consultation - Winter Service

Dear Sir/Madam,

At a meeting held on 4<sup>th</sup> February 2020, Cabinet approved the introduction of new policies,

*(1) To undertake a further round of streamlined consultation on the winter service element only as part of the annual review of the Well Managed Highways Infrastructure annual review process;*

*(2) That this annual review process be carried out through the Area Highways Groups, including the involvement of all Parish and Town Councils and relevant community/cycle groups as appropriate, with supporting information to be supplied to the AHG's in advance of the meetings and shared with all schools;*

*(3) That a letter be sent to all schools within the Borough informing them of this additional round of consultation as part of the first annual review;*

*(4) That all schools will be given an appropriate amount of time to respond to the consultation as part of the first annual review. (to be discussed with the Portfolio Holder to take into consideration the current public health issues and school holidays)*

*It should be noted that the above recommendations are taken directly from the EROSC minutes.*

strategies and plans developed in accordance with the guidance document 'Well Managed Highway Infrastructure'(WMHI). These documents are:

- The Cheshire East Highways Resilient Network Strategy
- The Highway Safety Inspection Policy
- The Highway Safety Inspection Code of Practice
- The Winter and Adverse Weather Policy
- The Winter and Adverse Weather Plan

Subsequently, this decision was 'called in' due to concerns raised specifically about the winter service elements of the proposed changes. The call in was discussed at the Environment and Regeneration Overview and Scrutiny Committee (EROSC) on 16<sup>th</sup> March 2020 and the following recommendations made:

The proposals relating to winter gritting routes are to be discussed at the AHG meetings, each Town and Parish Council should provide one representative to attend the relevant AHG meeting. The meetings will take place using Microsoft Teams, should you have problems accessing the meeting a recording will be made which will be accessible after the meeting. Should you have not received your invite please contact the WMHI team via the email address below.

The attached letter and response form provide details of the consultation information and we ask that you return any comments that you have by 20<sup>th</sup> November 2020.

Should you have any further question please don't hesitate to contact us using [WMHI@cheshireeast.gov.uk](mailto:WMHI@cheshireeast.gov.uk).

Yours Faithfully

**The Well Managed Highways Infrastructure Team**

WMHI Consultee

**Highways and Infrastructure**

Floor 7 Delamere House  
Delamere Street, Crewe  
CW1 2LL

Tel: 0300 123 5500

Email: [WMHI@cheshireeast.gov.uk](mailto:WMHI@cheshireeast.gov.uk)

DATE: 11/09/2020

OUR REF: WMHI/FC/001

YOUR REF: [0000/0000]

**Well Managed Highway Infrastructure Winter Service Further Streamlined Consultation**

Dear Consultee,

You have been identified as a consultee for the Well Managed Highway Infrastructure Winter Service Further Streamlined Consultation.

At a meeting held on 4<sup>th</sup> February 2020, Cabinet approved the introduction of new policies, strategies and plans developed in accordance with the guidance document 'Well Managed Highway Infrastructure'. These documents are:

- The Resilient Network Strategy
- The Highway Safety Inspection Policy
- The Highway Safety Inspection Code of Practice
- The Winter and Adverse Weather Policy
- The Winter and Adverse Weather Plan

Subsequently, this decision was 'called in' due to concerns raised specifically about the winter service elements of the proposed changes. The call-in was discussed at the Environment and Regeneration Overview and Scrutiny Committee (EROSC) on 16<sup>th</sup> March 2020. A number of recommendations were made at this meeting and further considered at the Cabinet meeting held on 5<sup>th</sup> May 2020. One such recommendation requires a further streamlined consultation on the winter service elements of the proposals as part of the annual review process.

OFFICIAL

# 5.1

The purpose of this consultation is to seek further comments relating to the proposed changes to the gritting routes as part of the annual review process. We would welcome any comments that you would like to provide relating to the proposals and specifically to identify any additional roads that you consider align with the risk assessment methodology identified in the below link.

[https://files.smartsurvey.io/2/0/R8S1EIBQ/Risk\\_Assessment\\_Methodology\\_\(1\).pdf](https://files.smartsurvey.io/2/0/R8S1EIBQ/Risk_Assessment_Methodology_(1).pdf)

The new Policy and Winter and Adverse Weather Plan can be found in the below links along with the risk assessment scores that have been calculated as part of the development exercise:

[Winter and Adverse Weather Policy](#) - [Winter and Adverse Weather Plan](#) - [Risk Assessment Scores for Roads Added](#) - [Risk Assessment Scores for Roads Removed](#) - [Risk Assessment Score for Roads Retained](#)

Maps of the proposed routes can be found via the below links:

[Knutsford](#) – [Wilmslow](#) – [Congleton](#) – [Macclesfield](#) – [Nantwich](#) – [Crewe](#) - [Poynton](#)

Please can you return your comments to the below email address using the comments form provided by 20/11/20.

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

It should be noted that the proposed amendments will not be implemented during the 2020/21 winter season.

Upon completion of the consultation, the findings will be considered by the Director for Highways and Infrastructure in consultation with the Portfolio Holder for Highways in line with the delegations detailed in the Cabinet Report of 04/02/20. Following this, in the new year, all consultees will be contacted and provided with a link to a webpage where the final treatment routes and documents will be displayed

Yours Sincerely,

**The Well Managed Highway Infrastructure Team**

**If you require this information in another format such as large print or audio etc, please contact the Well**

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**Well Managed Highway Infrastructure Winter Service Further Streamlined Consultation.**

Please use the form below to make your response to the Well Managed Highway Infrastructure Further Winter Streamlined Consultation.

Please refer to the approved criteria highlighted in the Defining Winter Treatment Routes – Methodology which can be found via the below link:

<https://www.cheshireeast.gov.uk/pdf/highways/well-managed-highway-infrastructure/winter-route-scoring-matrix.pdf>

<b>Name of individual/organisation</b>	
<b>Contact email address</b>	
<b>Area Highway Group</b>	
<b>Road suggested for inclusion or removal</b>	
<b>Evidence to support the above suggestion</b>	
<b>General Comments on the Winter Gritting Policy</b>	

It would help us to check that we are providing services fairly if you would complete the above form. Information you give will be used to see if there are any differences in views for different groups of people, and to check if services are being delivered in a fair and accessible way. The information in this section will be used for no other purpose

We comply with all laws concerning the protection of personal information, including the General Data Protection Regulation (GDPR). Any personal information you supply will remain strictly confidential and anonymous and will be held and used in line with the Data Protection Act 2018. The information you provide will only be used by Cheshire East Council to analyse the results of surveys and inform decision making. We will not pass on your personal information to any other third parties, without your prior consent. Your response will be stored and kept in line with the council's retention schedule. To find out how we use your information see our [privacy policy](#).



Dear Sir / Madam,

I am e-mailing you as you responded to the consultation on the final draft of the Brooks Lane (Middlewich) Development Framework Supplementary Planning Document ("SPD") earlier this year. The consultation on the final draft Brooks Lane Development Framework Supplementary Planning Document took place between the 22 January until the 04 March 2020.

On the 08 September 2020, Cheshire East Council adopted the Brooks Lane Development Framework as an Supplementary Planning Document. The adoption statement for the Supplementary Planning Document is attached to this e-mail and the adopted document can be viewed or downloaded from the Council's website at [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/supplementary\\_plan\\_documents/supplementary\\_plan\\_documents.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx)

Kind Regards,

Jeremy Owens,  
Development Planning Manager.  
Strategic Planning Team  
Cheshire East Council

**Cheshire East Borough Council****Planning and Compulsory Purchase Act 2004****The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)****Brooks Lane Development Framework Supplementary Planning Document  
Adoption Statement**

**Subject Matter:** in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020, notice is hereby given that on the 08 September 2020, Cheshire East Council formally adopted the Brooks Lane Development Framework as a Supplementary Planning Document (SPD). The SPD provides detailed planning guidance to illustrate how high quality mixed use development can be realised across the Brooks Lane, Middlewich site in line with its status as an allocated Strategic Location in the Council's Local Plan Strategy ("LPS") adopted in July 2017 (reference LPS 43; Brooks Lane, Middlewich). Following consultation the SPD was modified to take account of the representations made and other relevant matters in accordance with s23 of the Planning and Compulsory Purchase Act 2004.

**Area Covered:** the area of land identified as Strategic Location (LPS 43) Brooks Lane, Middlewich in the Local Plan Strategy.

**Location of Documents for Inspection:** the adopted SPD; a copy of the report of consultation containing a summary of the representations received to the final draft SPD consultation which took place between the 22 January and the 4 March 2020, the Council's response to those representations received and the modifications made to the SPD are available for inspection alongside a copy of this adoption statement online at: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan)

Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Further information and paper copies of all documents can be requested from the Spatial Planning Team by e-mail [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) or telephone 01270 685893. Please note that a reasonable charge may be made to cover printing and postage costs.

**Strategic Planning Team  
Cheshire East Council  
08 September 2020**