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| <p style="text-align: center;">SANDBACH TOWN COUNCIL Small Common Redevelopment Sub-Committee</p> |
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AGENDA

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 Wednesday 07 October 2020 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is:

841 7292 6239. 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 Chair will reconvene the Meeting.

3. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEE MEETING HELD ON TUESDAY 30 JUNE 2020 AND 26 AUGUST 2020.

4. UPDATE ON PROCUREMENT OF MAPS

[Attached: Maps of Sandbach Conservation Area and Small Common Boundary]

Lead: The Meeting Clerk

Action: To receive the update and decide upon next steps to be taken.

5. VERBAL REPORT FROM CONSERVATION OFFICER MEETING

Lead: The Chair

Action: To receive the report and decide upon next steps to be taken.

6. BRIEF FOR HIRING A CONSULTANT

[Attached: Draft Brief for hiring a consultant]

Lead: Cllr Smith

Action: To review the draft brief and to decide upon next steps, prior to presenting to the Assets and Services Committee on 3rd November.

7. CONSULTANTS/LANDSCAPE ARCHITECTS TO APPROACH WITH THE BRIEF

Lead: The Chair

Action: To agree on a list of Consultants and Landscape Architects who will be approached to provide a quote for the work outlined in the brief.

8. CORRESPONDENCE

There is none.

9. DATE, TIME AND PLACE OF NEXT MEETING

TBA.

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

SMALL COMMON REFURBISHMENT SUB-COMMITTEE

Minutes for the meeting held on Tuesday, 30 June 2020 at 6.22pm on Zoom.

In attendance: Cllr D Jack
Cllr G Price Jones (Mayor)
Cllr J Beddows
Cllr G Merry
Cllr S Broad
Cllr A Smith
Cllr D Hegarty
Cllr L Crane

Also in attendance was the Clerk, Assistant Town Clerk, Operational Support Officer and Cllrs Corcoran, S Crane, Muldoon, Eaton, Hoffmann, Hovey, Williams, Flavell, Lea and Seymour.

The Meeting was opened by Cllr D Jack.

1. APOLOGIES FOR ABSENCE

Apologies for Absence: Cllr S Kirkham.

2. SMALL COMMON REFURBISHMENT SUB-COMMITTEE CHAIR

Cllr G Merry proposed that Cllr D Jack be elected as Chair. This was seconded by Cllr M Muldoon.

Cllr A Smith proposed that Cllr D Hegarty be elected as Chair. This was seconded by Cllr L Crane.

The vote split was as follows:

Cllr Jack: Cllrs Merry, Broad and Jack

Cllr Hegarty: Cllrs Beddows, Smith, Hegarty, L Crane and Price Jones.

Abstentions: None.

Resolved: That Cllr D Hegarty is Chair of the Small Common Redevelopment Sub-Committee.

3. SMALL COMMON REFURBISHMENT SUB-COMMITTEE VICE-CHAIR

Cllr J Beddows proposed that Cllr A Smith be elected as Vice-Chair. This was seconded by Cllr S Broad. The vote split was as follows:

For: Cllrs Beddows, Merry, Broad, Smith, Hegarty, L Crane and Price Jones.

Against: None

Abstentions: Cllr Jack

Resolved: That Cllr A Smith is Vice-Chair of the Small Common Redevelopment Sub-Committee.

4. DATE, TIME AND PLACE OF NEXT MEETING

TBA

Meeting Closed at: 6.26pm

Cllr D Hegarty

MW

options for different methods of resurfacing including tarmac, block paving and York Stone. The Operational Support Officer is to source a map of the limits of Council Ownership of the Small Common to share with the brief.

A short discussion took place regarding whether the covered area should be permanent or demountable. It was felt that a permanent structure would be the much preferred option. Members also noted that the consultant should give consideration to how the cover would interact with traffic underneath it, in terms of locations of any posts, and the surrounding buildings. Cllr Kirkham offered to bring a picture of the access under the cover by the Crewe Lyceum to help inform further discussions on this. The cover must fit in/be compatible with the surrounding buildings.

Finally, Members confirmed that a third option from the consultant should be an option including mod cons such as electric, lights and car charging points. With this option, 3 general different schemes can be requested for from a consultant – Just relaying, relaying with a cover and a full project with added extras.

It was noted that consultation should take place again once there are some firm options to present from a consultant, including consultation with Market Trades.

The Operational Support Officer will locate and send details of consultants that have quoted for other works for the Town Council to Members of the Sub-Committee, with the Acting Town Clerk gaining and circulating details for conservation based consultants held by CEC.

Cllr Smith thanked Members for their useful input and confirmed that a first draft would be circulated in the fortnight following the meeting.

5. TARMAC REPAIRS FOR THE SMALL COMMON

The Operational Support Officer updated Members on the current position of these repairs. One quote from the three needed has now been gained by the Facilities and Services Supervisor. On his return from Annual Leave, the Facilities and Services Supervisor will chase this the remaining two quotes as a matter of urgency. Once 3 quotes have been gained, a resolution to spend will be gained from Full Council or Community and Environment depending on when the quotes are gained. Upon a successful resolution and in consultation with the successful quote provider, work will take place as soon as possible.

6. CORRESPONDENCE

There is none.

7. DATE, TIME AND PLACE OF NEXT MEETING

The next meeting will take place on Wednesday 30 September 2020 at 7.00pm on Zoom

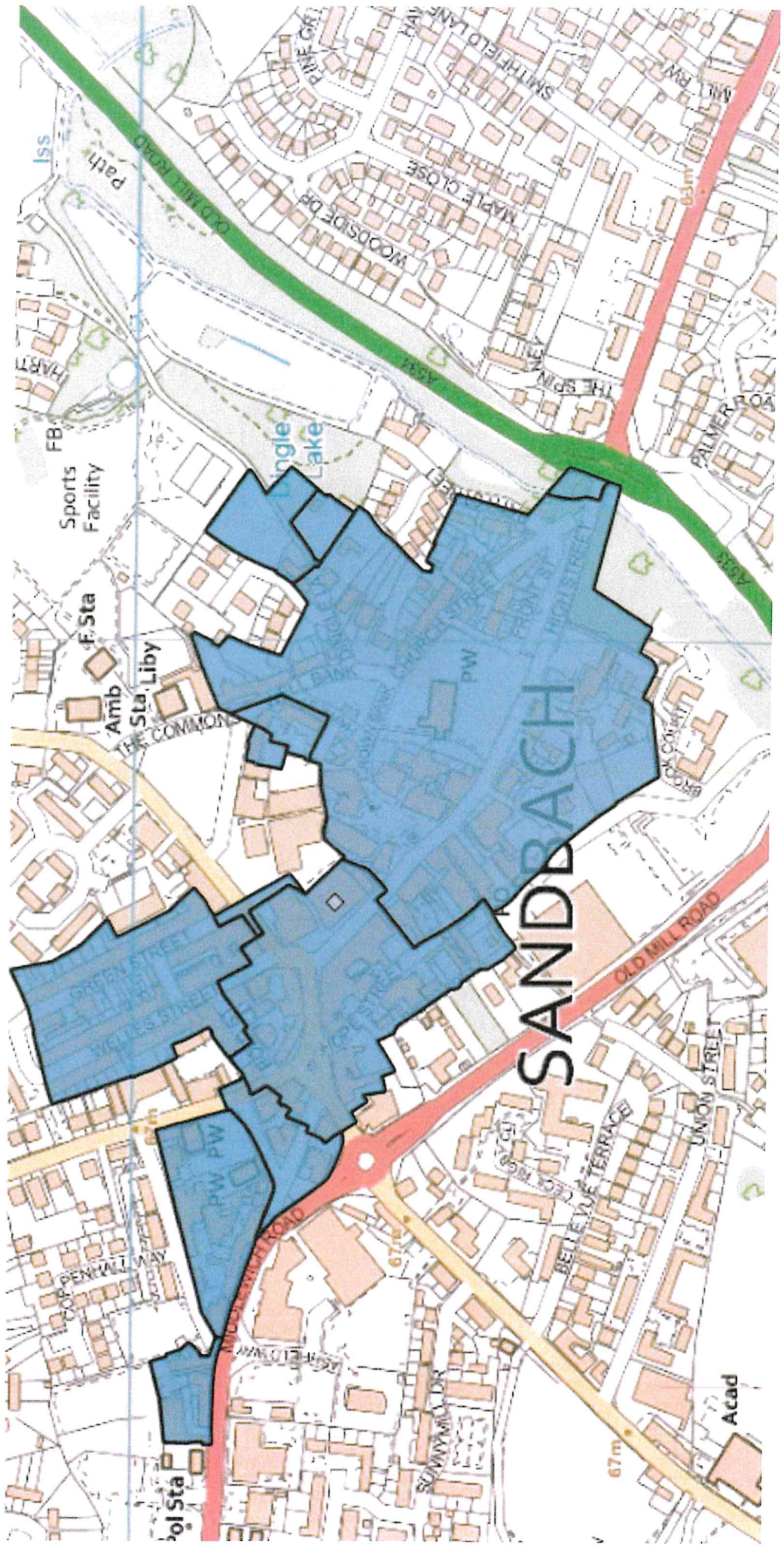
Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

Meeting closed 7.33pm

Cllr D Hegarty, Chair

MW

Sandbach Conservation Area



Title Number : CH629392

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 29 SEP 2020 at 12:37:17 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : CH629392 |
| Address of Property | : Land lying to the south of Congleton Road, Sandbach |
| Price Stated | : £1.00 |
| Registered Owner(s) | : SANDBACH TOWN COUNCIL of Sandbach Literary Institution, High Town, Sandbach CW11 1AE. |
| Lender(s) | : None |

Title number CH629392

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 SEP 2020 at 12:37:17. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

CHESHIRE EAST

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south of Congleton Road, Sandbach.
- 2 The land tinted yellow on the title plan has the benefit of the following rights reserved by a Conveyance thereof and other land dated 5 June 1901 made between (1) The Right Honourable Robert Offley Ashburton Earl of Crewe (2) Sir Richard James Graham and Godfrey Baring (3) The Governors of The Bounty of Queen Anne for the Augmentation of the maintenance of the Poor Clergy and (4) Bell & Company Limited:-

EXCEPT and always reserved out of the grant hereby made unto the Governors and the said Earl their heirs and his successors in title and assigns all mines and minerals in and under the said plot of land lying at a greater depth than fifty yards from the surface together with the right for them and him and their and his lessees and tenants to work and get the said mines and minerals but by underground workings only and without entering upon or in any manner affecting or exercising any rights or powers whatsoever in or over the surface of the said plot of land but without making any compensation for any damage which may thereby be caused to the surface of the said plot of land or any buildings thereon AND ALSO EXCEPT and always reserved unto the Governors and the said Earl and their and his successors in title and their and his lessees and tenants full liberty to alter or rebuild at any time hereafter any of the houses or buildings adjoining the hereditaments hereby conveyed and either on the site of the existing buildings or on any other part of the ground adjoining or neighbouring the hereditaments hereby conveyed and also to build or erect new buildings or erections on any ground adjoining or neighbouring the hereditaments hereby conveyed and in any case with all such windows and openings for light and air and in such manner in all respects as they and he may think fit without any consent whatsoever on the part of the Company their successors or assigns being required to any such alterations rebuilding building or erection or any right on the part of the Company their successors or assigns to object thereto or claim compensation on the ground of any interference with the access of light and air to the hereditaments hereby conveyed.

- 3 (26.01.1999) A Conveyance of the land tinted blue on the title plan and other land dated 22 January 1918 made between (1) The Most Honourable Robert Offley Ashburton and Marquess of Crewe (Vendors) (2) Sir Godfrey Baring and others (Trustees) and (3) The Urban District Council for the Urban District of Sandbach contains the following provision:-

"Provided always that the conveyance of the said premises is made subject to a reservation or exception thereof of any easement or right of light air or other right which would restrict or interfere with the free use of any of the adjoining or neighbouring property for building or other purposes"

- 4 (26.06.2014) The Transfer dated 1 June 2012 referred to in the Charges Register contains a provision as to light or air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

Title number CH629392

4

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (26.06.2014) PROPRIETOR: SANDBACH TOWN COUNCIL of Sandbach Literary Institution, High Town, Sandbach CW11 1AE.
- 2 (26.06.2014) The price stated to have been paid on 1 June 2012 was £1.00.
- 3 (26.06.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a Conveyancer that the provisions of an Overage Deed dated 1 June 2012 made between (1) Cheshire East Borough Council and (2) Sandbach Town Council have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (26.01.1999) The land tinted brown on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 5 February 1890 made between (1) The Right Honourable Hungerford Lord Crewe (2) Sir Gerald Fitzgerald and The Reverend Henry Ireland Blackburne and (3) The Local Board of Health for the District of Sandbach:-

"excepting and reserving out of this Conveyance a right of way twelve feet wide for all purposes on the East side of the said plot of land through the whole length thereof with power for the said Hungerford Lord Crewe his heirs or assigns to lay or form a Roadway sewers and drains thereon"

- 2 The land edged and numbered 1 blue on the title plan is subject to the following rights granted by a Deed of Grant dated 12 December 1983 made between (1) Congleton Borough Council ("the Council") and (2) Laybrook-Marath Limited ("Laybrook"):-

the Council as Beneficial Owner hereby grants unto Laybrook the rights and easements set out in the First Schedule hereto

THE FIRST SCHEDULE

(Rights granted to Laybrook and its successors in title)

(1) Full right and liberty for Laybrook and its successors in title the owners and occupiers for the time being of the Development or any part thereof and its or their tenants agents servants licencees visitors and customers (in common with the Council and all others having the like right).

a. At all times hereafter by day or night to pass and repass to and from the Development over and along the land for the purpose of identification only shown coloured brown on the plan annexed hereto ("the Service Road") with or without vehicles of any description for all purposes connected with the use and enjoyment of the Development such right of way being of a minimum width of 15 feet on market days (which shall be Thursdays the May Day Bank Holidays and not more than five other days in any calendar year of which not less than one month prior notice shall be given to the owners or occupiers for the time being of the Development) but at all other times being of a minimum width of 18 feet.

NOTE: The land edged and numbered 1 in blue on the title plan is the

C: Charges Register continued

land coloured brown referred to so far as such land falls within the land in this title.

- 3 The parts of the land affected thereby are subject to the following rights granted by a Transfer of an electricity substation at Warburton Way dated 18 August 1987 made between (1) Congleton Borough Council and (2) The Merseyside and North Wales Electricity Board:-

"TOGETHER with the rights set out in the First Schedule hereto.....

THE FIRST SCHEDULE HERETO

The full and free right and liberty for the Board and its successors in title and other the owners and occupiers of the said property and its or their respective servants or agents with or without vehicles of any description machinery and apparatus from time to time to pass and repass over and along the access road within a period of eighty years from the date hereof on the Vendor's adjoining or neighbouring land for all purposes connected with the use and enjoyment of the said property

2. The full right and liberty for the Board and its successors in title and its or their respective servants and agents and all persons authorised by it or them to lay and maintain electric cables and conduits or pipes for containing the same where necessary within and under the said access road and to break up the surface thereof as far as may be necessary from time to time for the purpose of laying relaying repairing and maintaining the said electric cables and conduits or pipes doing as little damage as possible and restoring the surface of the Vendor's land so broken up as soon as may be"

- 4 (26.06.2014) A Transfer of the land in this title dated 1 June 2012 made between (1) Cheshire East Borough Council and (2) Sandbach Town Council contains covenants.

NOTE: Copy filed.

- 5 (26.06.2014) The land is subject to the rights reserved by the Transfer dated 1 June 2012 referred to above.

End of register

BRIEF FOR CONSULTANT TO LOOK AT OPTIONS FOR THE SMALL COMMON CAR PARK

Sandbach Town Council wants to appoint a consultant to undertake a feasibility study to examine the options to refurbish the Small Common Car Park that is wholly owned by Sandbach Town Council. The Small Common Car Park is an area used for car parking adjacent to the Market Hall and in a number of shops. Access to the Car Park is via a block paved road that is owned by Cheshire East Council. The area is also used periodically for stalls mainly for the Outdoor Market but sometimes for special events. Advice from Cheshire East Council conservation officer is that although the Small Common Car Park is just outside the Conservation Zone any structure would need to be in keeping with the Market Hall.

Sandbach Town Council's Assets and Services Committee on 28th July 2010 voted to appoint a consultant, to a maximum cost of £3,500 to undertake a feasibility study to be undertaken for the options to refurbish and upgrade the Small Common Car Park.

The Consultant is asked to provide a range of costs and options for the following main options:

Option 1: Car Park Re-Surface

This option is the basic option to resurface the car park with tarmac, block paving or York Stone. The brief here is to provide a range of costings based on the various materials to be used and consideration of a tree frontage at the road side access to the area.

Option 2: Resurface Car Park with a the Provision of a Covered Area

This option is as the car park re-surface option but with various designs (including rectangular and open horse shoe design) for a covered market area for market days or live events. The roofing structure should be permanent and capable of with standing high winds and providing protection from vertical rain. The design of the structure should fit in with the existing buildings and surroundings in the Conservation Area and enable vehicle access to the car park when the area is not being used for events.

Option 3: Resurface Car Park with Covering Additional Lighting and Additional Facilities

As option 2 with additional facilities such as power supplies, additional lighting and car charging points.

Information Provided by Sandbach Town Council

1. Map of the small common area owned by Sandbach Town Council
2. Map of the Conservation Area Zone

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