

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

878 5303 2346. 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 TUESDAY 01 SEPTEMBER 2020 AND MONDAY 21 SEPTEMBER 2020.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 25.09.20 response to Cheshire East by 21.10.20

20/4136C 84 Townfields, Sandbach, CW11 4PQ

Two storey side extension and alterations to dwelling.

20/4153C 10 Forge Fields, Sandbach, CW11 3RN

Proposed single and double storey side & rear granny annexe extension.

Submitted WE 02.10.20 response to Cheshire East by 20.10.20

20/1939C 106 Heath Road, Sandbach, CW11 2LE

Proposed two storey front facing extensions and single storey extensions to rear. [Amended Plans]

20/4243C Unit 13, Springvale Industrial Estate, Moston Road, Sandbach

Removal of existing buildings and construction of 8 light industrial units.

20/4052C 180 Middlewich Road, Sandbach, CW11 1JD

Creation of new access.

20/4234C 39 Middlewich Road, Sandbach, CW11 1DH

Advertisement consent for one fascia sign and one window graphic.

Submitted WE 09.10.20 response to Cheshire East by 30.10.20

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. AIR QUALITY CORRESPONDANCE

Lead: The Meeting Chair

Action: To agree to write to Cheshire East Council to enquire as to the current status of the Air Quality review report, as requested by the Community and Environment Committee.

6. CONSULTATIONS

6.1 Well Managed Highway Infrastructure Streamlined Consultation – Winter Service.

Information attached. The deadline for comments is Friday 20th November. Item on the agenda from the previous meeting of the Committee where Cllr Broad was asked to make notes on the consultation documents.

6.2 Hankelow Neighbourhood Plan – Regulation 16 Consultation

Information attached. The deadline for comments is Wednesday 11th November.

6.3 Alderley Edge Neighbourhood Plan – Regulation 16 Consultation

Information attached. The deadline for comments is Friday 13th November.

7. CORRESPONDENCE

There is none.

8. 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.

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 4th 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

BLANK

PAGE

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.

Resolved: No objection.

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.

Resolved: No objection.

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

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

Resolved: Members **OBJECT** to this application as it contravenes a number of local planning policies:

- The site is a low density development that is in open countryside, outside the Sandbach Settlement Boundary and in a defined area of separation. This contravenes Sandbach Neighbourhood Development Plan Policies: PC1 and PC3.
- As mentioned in representations made by Members of the Public, the site is in a Wildlife corridor and there also exists a badger sett on the site of proposed plot one which may link to a number of other setts. This contravenes Sandbach Neighbourhood Development Plan Policy PC4.
- The site is not identified as a strategic development site in the Sandbach Neighbourhood Development Plan or the Cheshire East Local Plan.
- Sandbach has already exceeded its 2010-2030 requirement for housing as defined in the Cheshire East Local Plan and Sandbach Neighbourhood Development Plan.
- The proposed site will have very poor visibility for the site access, which is extremely dangerous on what is already a busy road used by all types of traffic, including HGVs. A number of serious accidents have already occurred nearby to the proposed access.

Members request that this application be called in by Cllr Laura Crane in her capacity as Cheshire East Councillor for this Ward.

20/3776C 14 Coldmoss Drive, Sandbach, CW11 3HW

Proposed front and rear dormers.

Resolved: No objection.

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.

Resolved: Members **OBJECT** to this application. Members would like to see the conditions of green landscaping enforced as the hedges in place of lots of fencing would soften the impact on Neighbours.

Members would be prepared to relax the condition relating to the driveway and paving around the house.

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.

Resolved: Members **OBJECT** to this application to the loss of amenity for residents due to noise pollution throughout during and beyond the stated times which is in contravention of Policies GR 6&7 of the Cheshire East Local Plan.

Furthermore, the increase in traffic during weekends on this residential street which is home to many vulnerable residents is unacceptable and in contravention of Local Plan Policy GR16.

Submitted WE 18.09.20 response to Cheshire East by 01.10.20

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

Two & single storey rear extension [Amended Plans received].

Resolved: Members **OBJECT** to this applicant due to the comments made by the neighbouring property in terms on shading and privacy. Members feel that this would have too great an impact on Neighbours amenity if approved as presented in the plans.

20/4058C 74 Deans Lane, Sandbach, CW11 3HF

Demolition of a rear conservatory and replacement with larger single storey rear extension, and single storey side extension wrap around to rear.

Resolved: No objection.

5. CONSULTATIONS

5.1 Well Managed Highway Infrastructure Streamlined Consultation – Winter Service.

Information attached. The deadline for comments is Friday 20th November.

Resolved: That Councillor Broad creates some notes on the consultation to circulate to Committee Members before the next meeting, where this item will be revisited again.

6. CORRESPONDENCE

6.1 Cheshire East Council

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

Resolved: That the correspondence be noted.

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.

Meeting closed 7.59pm

Cllr R Hovey (Chair)

MW

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

Dear Sir/Madam,

At a meeting held on 4th 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 16th 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.

6.1

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

Should you have any further question please don't hesitate to contact us using 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

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 4th 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 16th March 2020. A number of recommendations were made at this meeting and further considered at the Cabinet meeting held on 5th 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

6.1

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

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

OFFICIAL

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>

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

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](#).

Hankelow Notice of Submitted Plan Proposal

Name of Proposed Plan:	Hankelow Neighbourhood Plan
Name of Relevant Body:	Hankelow Parish Council
Date Plan Submitted:	18 September 2020
Consultation Period:	30 September 2020 - 11 November 2020

Notice:

Notice is hereby given that Hankelow Parish Council has submitted a proposed Neighbourhood Development Plan to Cheshire East Council for consideration. Following a six week period of consultation an independent examination will be held. Upon publication of the examiners report Cheshire East Council are then required to make a decision on the plan proposal and issue a decision statement.

In accordance with Schedule 4B para 6(4) of the 1990 Act, Cheshire East Council are satisfied that:

- The qualifying body is authorised for the purposes of a neighbourhood development order to act in relation to the neighbourhood area concerned as a result of section 61F (of the Localism Act 2011)
- That the proposal complies with provision made by or under that section
- That the proposal and the documents and information accompanying it (including the draft neighbourhood development order) comply with provision made under paragraph 1 (of Schedule 4b of the 1990 Act)
- The body has complied with the requirements of regulations made under paragraph 4 (of Schedule 4B of the 1990 Act) imposed on it in relation to the proposal

The Hankelow Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of Cheshire East Council's website:

[Hankelow Neighbourhood Plan Webpage](#)

Representations on the plan may be made online via the Neighbourhood Planning pages of Cheshire East Council's website and in writing to: Neighbourhood Planning Team, Westfields, Middlewich Road, Sandbach, CW11 1HZ

Any representations made may include a request to be notified of Cheshire East Council's decision on the proposed plan.

Representations must be received no later than **7pm on 11 November 2020**.

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk

BLANK

PAGE

Alderley Edge Notice of Submitted Plan Proposal

Name of Proposed Plan:	Alderley Edge Neighbourhood Plan
Name of Relevant Body:	Alderley Edge Parish Council
Date Plan Submitted:	29 September 2020
Consultation Period:	02 October 2020 – 13 November 2020

Notice:

Notice is hereby given that Alderley Edge Parish Council has submitted a proposed Neighbourhood Development Plan to Cheshire East Council for consideration. Following a six week period of consultation an independent examination will be held. Upon publication of the examiners report Cheshire East Council are then required to make a decision on the plan proposal and issue a decision statement.

In accordance with Schedule 4B para 6(4) of the 1990 Act, Cheshire East Council are satisfied that:

- The qualifying body is authorised for the purposes of a neighbourhood development order to act in relation to the neighbourhood area concerned as a result of section 61F (of the Localism Act 2011)
- That the proposal complies with provision made by or under that section
- That the proposal and the documents and information accompanying it (including the draft neighbourhood development order) comply with provision made under paragraph 1 (of Schedule 4b of the 1990 Act)
- The body has complied with the requirements of regulations made under paragraph 4 (of Schedule 4B of the 1990 Act) imposed on it in relation to the proposal

The Alderley Edge Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of Cheshire East Council's website:

[Alderley Edge Neighbourhood Plan Webpage](#)

Representations on the plan may be made online via the Neighbourhood Planning pages of Cheshire East Council's website and in writing to: Neighbourhood Planning Team, Westfields, Middlewich Road, Sandbach, CW11 1HZ

Any representations made may include a request to be notified of Cheshire East Council's decision on the proposed plan.

Representations must be received no later than **7pm on 13 November 2020**.

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk

BLANK

PAGE