

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

**884 8748 0563.** 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 2 NOVEMBER 2020.

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 06.11.20 response to Cheshire East by 02.12.20

20/4809C 56 Park Lane, Sandbach, CW11 1EP

Single storey side and rear extension with internal remodelling and two proposed dormers on the South Elevation.

20/4839C 6 Vicarage Lane, Sandbach, CW11 3BW

Rear ground floor extension to form lounge and dining room, loft conversion to form bathroom and bedroom, remodelling of existing kitchen and bathroom.

20/4776C 104 Congleton Road, Sandbach, CW11 1HQ

Listed building consent to retain uPVC conservatory, French doors and five windows.

Submitted WE 13.11.20 response to Cheshire East by 04.12.20

20/4673C Land at Brookhouse Road, Sandbach

Demolition of an existing dwellings and erection of Class E(a), E(b), E(c), sui generis units and 14 residential units, associated access, car parking and landscaping (resubmission of application 19/5010C).

20/4925C Moss Bridge Cottage, Moss Lane, Sandbach, CW11 3PW

Roof extension and new entrances to property.

20/4727C The Market Tavern, 8 Market Square, Sandbach, CW11 1AT

Replacement of existing marquee on raised decking with timber shelter on Indian sandstone base.

20/5009C 10 Lea Close, Sandbach, Cheshire, CW11 4HT

Demolition of existing garage; two storey side and single storey front and side extensions; repositioning of boundary wall and formation of driveway.

20/4978C Change of use land and to formally extend the curtilage for an area of land this is approximately 6.5m x 16.5m – total area 107.25 Sq metres.

Submitted WE 20.11.20 response to Cheshire East by 11.12.20

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. SANDBACH NEIGHBOURHOOD PLAN – CCA CONTRACT AND PAYMENT**

[Attached: Quote and project plan document from CCA]

Lead: Meeting Chair

Action: To:

- i) Approve that CCA will complete the work as outlined in the project plan.
- ii) Approve payment of the fees as outlined in quote and project plan. Payment to be delegated to the Finance Officer and allocated to Budget Line 4648-400. Funds will be covered by the grant once received so there is no use of committed funds.

**6. CONSULTATIONS**

**6.1 Cheshire East Planning Policy Documents Consultation**

Information in attachment on three documents published by CEC for Consultation:

- Revised Publication Draft Site Allocation s and Development Policies Document (SADPD) – Deadline for comment – 5pm Monday 7<sup>th</sup> December 2020.
- Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD). – Deadline for comment – 5pm Monday 7<sup>th</sup> December 2020.
- Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in

parts of Crewe. – Deadline for comment – 5pm Monday 30<sup>th</sup> November 2020.

**6.2 Cheshire East Draft Tenancy Strategy**

Information attached on the consultation of the Cheshire East Draft Tenancy Strategy, which seeks to update the 2012 Tenancy Strategy. Deadline for comments is 18<sup>th</sup> January 2021.

**6.3 Revocation of Air Quality Management Areas**

Information attached and available at:  
[https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx) concerning the proposed revocation of 7 AQMAs across the Borough, with one being in Sandbach – Middlewich Road. The deadline for comment is 5pm on the 11<sup>th</sup> December 2020.

**7. CORRESPONDENCE**

**7.1 Cllr Sam Corcoran**

Email dated 11<sup>th</sup> November in answer to the Committee's queries from the Planning & Consultation Committee Meeting of 2<sup>nd</sup> November 2020, concerning vehicular access from a new Sandbach Heath Development onto Wrights Lane.

**7.2 Cheshire East Council**

Email dated 11<sup>th</sup> November detailing answers to Sandbach AQ queries raised at the Planning & Consultation Committee Meeting of 12<sup>th</sup> October 2020.

**8. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on Monday, 14 December 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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Two storey side extension.

**Resolved:** No objection.

20/4572C The Gray, Elton Road, Sandbach, CW11 3NB

Dormer roof extension. Raise wall and roof height of existing extension.

**Resolved:** No objection.

20/3922C First Floor, 38 High Street, Sandbach, CW11 1AN

Advertisement consent for one fascia sign.

**Resolved:** No objection to the sign. Members would prefer to see its location in alignment with the other signs on the row, particularly with the sign of the property next door.

Submitted WE 30.10.20 response to Cheshire East by 25.11.20

20/4769C 6 Bath Street, Sandbach, CW11 1EX

Rear two storey kitchen & bedroom extension.

**Resolved:** No objection, Members would welcome the conservation officers opinion on the materials used within this application – they should be in keeping with the conservation area and surrounding properties.

20/4746C 24 Fairfield Avenue, Sandbach, CW11 4BW

Proposed construction of 3 bedroom detached dwelling.

**Resolved:** No objection.

20/4623C 94 Heath Road, Sandbach, CW11 2LE

Construction of new dwelling adjacent to existing dwelling at 94 Heath Road.

**Resolved:** Members **OBJECT** to the application. The application is far too big for the plot size available and there doesn't appear to be enough parking for residents and visitors to both houses that would be on the plot. Members also raised concerns over the apparent access to the public footpath at the side.

## 5. RESIDENTS CONCERNS REGARDING ACCESS FROM THE NEW DEVELOPMENT ONTO WRIGHTS LANE IN SANDBACH HEATH

[Attached: Photos of the area]

Lead: The Meeting Chair

**Resolved:** That the Meeting Clerk contacts Cllr Sam Corcoran, as Cheshire East Ward Cllr of this area, to request a Members inquiry of the site. Members have concerns over the future of the access presented in the pictures and whether it could eventually be upgraded to accept vehicles. A response is to be reported back to the Committee when received.

## 6. CONSULTATIONS

### 6.1 Well Managed Highway Infrastructure Streamlined Consultation – Winter Service.

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

Members have no objection to the consultation and no comments to make.

### 6.2 Cheshire East Planning Policy Documents Consultation

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- Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD). – Deadline for comment – 5pm Monday 7<sup>th</sup> December 2020.
- Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe. – Deadline for comment – 5pm Monday 30<sup>th</sup> November 2020.

**Resolved:** That this item be deferred until the next meeting.

## 7. CORRESPONDENCE

### 7.1 Cheshire East Council

Letter dated 15<sup>th</sup> October informing that the refusal 20/2403C – Land to the rear of 16 Sweettooth Lane, is under appeal via the Secretary of State. The closing date for comments is 16 November 2020.

Members have no further comments to make.

### 7.2 Cheshire East Council

Letter dated 19<sup>th</sup> October informing that the refusal 20/1575C – The Heath Vicarage, School Lane, CW11 2LS, is under appeal via the Secretary of State. The closing date for comments is 16 November 2020.

Members have no further comments to make.

## 8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 23 November 2020 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

Meeting closed 8.08pm

Cllr G Merry (Vice Chair)

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27<sup>th</sup> July 2020

Dear Mr Price Jones,

Sandbach Neighbourhood Development Plan –fee proposal for providing Neighbourhood Plan Support, September 2020 – March 2020

Thank you for asking us to provide a quote for support on the review of the Sandbach Neighbourhood Plan.

I propose a fee of £3762 for CCA Officer time, based on a fee rate of £342 day (we don't charge VAT). This figure includes a 10% discount on the daily rate of £380 as Sandbach are members of CCA. The fee is based on the following items:

	£
<b>Support with the Neighbourhood Plan in relation to the attached Project Plan (10 days @ £342/day)</b>	3420.00
<b>2 meetings of CCA Officers to attend (1days @ £342/day)</b>	342.00
<b>TOTAL (with the meeting attendance)</b>	<b>3762</b>

If you have any questions, please let me know.

Yours sincerely

*L Hughes*

**Lucy Hughes**  
**Community Led Planning Officer**

<b>Sandbach Neighbourhood Plan Review – Draft Project Plan</b>			
<b>Task</b>	<b>Possible Timescale</b>	<b>Group time</b>	<b>CCA time (if needed)</b>
Updating the Neighbourhood Plan and the policies and justification, and ensuring that the plan is in conformity with updated local and national policies	September-December		5 days
Cheshire East will need to determine if the plan needs a formal Strategic Environmental Assessment – Cheshire East will prepare a screening proposal and consult for six weeks with Natural England, English Heritage and the Environment Agency.	December-January	1 hour	
Advice on regulation 14	January 2021		0.5 days
Book a publicity event where people can view the Plan during its consultation period	January	1 hour	
Consider how the plan will to be promoted i.e. ensure all local people have fair access to it either printed or online.	January	1 hour	
Hold a publicity event where people can view the Plan and make comments – have the plan in public places if possible	January	0.5 days	
Print the draft Plan and do the 'pre-submission' six week consultation (reg 14) - the plan must be submitted to Cheshire East. Cheshire East will give you a list of people who must be consulted as well as the local community.	January-February	0.5 days	
Consider the representations following on from the reg 14 draft Plan 'pre-submission' consultation. Prepare a short report highlighting what comments were made, what changes are going to be made as a result and why.	March		1-3 days (depending on the number of responses)
Amend the Plan following responses	March	1 day	
Prepare a Basic Conditions Statement, highlighting how the Plan meets the Basic Conditions	March		2 days
Finalise the consultation statement	March		2 days
Submit the Plan to Cheshire East – this must include a map, consultation statement, Basic Conditions Statement, confirmation that it meets legal obligations and a short environmental statement. Cheshire East Council will then send the updated plan to an independent examiner, along with a copy of the original Neighbourhood Plan, stating whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.	April - May	0.5 days	
Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions, or would with further modifications) a referendum is not required. A local planning authority will be	June		

required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body. OR			
Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan. Whether modifications change the nature of the plan is a decision for the independent examiner. The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.	July		
If a referendum has to take place	July		
The Plan is Made by CWaC (if the referendum gives a yes vote)	July		

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# 6.1

Ref: PBD/1187001

You have received this email as you have previously responded to a local plan consultation or you have been asked to be kept informed of future local plan consultations. The council has published three planning policy documents for consultation.

**Revised Publication Draft Site Allocations and Development Policies Document (SADPD):** The SADPD includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy. Following consultation in 2019, the draft SADPD has been amended and the council has now published the Revised Publication Draft SADPD to invite further representations before it is submitted for examination by a planning inspector. The consultation ends at 5pm on Monday 7<sup>th</sup> December.

- Further information and the proposed submission documents can be found at the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/rpdsadpd>
- The formal notice of consultation is set out in the statement of the representations procedure: <https://cheshireeast-consult.objective.co.uk/file/5710767>

**Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD):** The Draft HMO SPD provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The consultation ends at 5pm on Monday 7<sup>th</sup> December.

**Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe:** Three non-immediate Article 4 Directions were made on 6 October 2020, meaning that planning permission will be required to use a dwelling (use class C3) as a small HMO (use class C4) within the areas of the Directions (subject to confirmation) once they come into force on 1 November 2021. The Directions relate to the Nantwich Road, West Street and Hungerford Road areas of Crewe. Further information is available on the council's website: [www.cheshireeast.gov.uk/A4D](http://www.cheshireeast.gov.uk/A4D). Consultation ends at 5pm on Monday 30<sup>th</sup> November.

Please do not hesitate to contact the Strategic Planning Team at [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) or telephone 01270 685893 (please leave a message) should you require further information on any of these consultations.

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**Sent on behalf of Karen Carsberg, Head of Housing**

Dear colleague.

I am writing to advise you that Cheshire East Council has produced a draft new Tenancy Strategy, which is an update of the 2012 Tenancy Strategy. Approval has been given by Cheshire East Cabinet to commence the consultation process.

The new Strategy has been developed following engagement with Registered Housing Providers and outlines Cheshire East Council's preference for Registered Housing Providers operating within Cheshire East to use long - term tenancies, with the use of shorter, fixed - term tenancies **as the exception**, as part of a neighbourhood regeneration / asset management project, for example. Introductory or Starter tenancies which end successfully should normally be converted into Lifetime tenancies.

Cheshire East Council is carrying out a 12 week consultation on the draft Tenancy Strategy between **26<sup>th</sup> October 2020 and 18<sup>th</sup> January 2021**.

The consultation page and draft Tenancy Strategy may be found here:

<https://surveys.cheshireeast.gov.uk/s/LAP1F0/>

The Council is seeking the views of Registered Housing Providers, present and future social housing applicants on Cheshire HomeChoice, residents, Elected Members, and any other interested parties.

Your comments will be much appreciated.

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# 6.3

Dear Ann

Cheshire East is proposing to revoke seven Air Quality Management Areas (AQMAs) across the borough, because levels of nitrogen dioxide have been consistently below the national objective. Of those seven AQMAs, one of them is within Sandbach:

- Middlewich Road

Revoking the AQMAs does not mean that the Council will not continue in its efforts to further improve air quality, only that the legal basis for maintaining the status of the AQMA no longer exists because air quality has improved and no longer exceeds the legal objective.

The Department for Environment, Food and Rural Affairs (Defra) have recommended that the Council revoke the AQMAs and we are seeking your views on whether or not you agree with the Council's proposal.

Details of the proposals can be found on our [website](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx) ([https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)). Please email your views to [airquality@cheshireeast.gov.uk](mailto:airquality@cheshireeast.gov.uk) by 5pm on the 11 December 2020.

If you require any further information then please do not hesitate to contact us.

Many thanks

**Sarah Allwood** BSc (Hons), MSc, Dip Acoustics, MCIEH, AMIOA  
**Senior Environmental Health Officer**

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# 7.1

Dear Mike,

Thank you for your email.

██████████ has already been in contact with me about this issue and I have been up to see the site.

I will take this up with planning dept to get a formal answer, but I would stress that at present the site is not finished and there is temporary fencing up to prevent vehicular access from Wright's Lane

Best wishes,

Sam

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# 7.2

Dear Mike and the Committee

Thank you for your recent correspondence and I welcome the opportunity to update you. I have answered your requests in the order that you made them and they are set out below:

- 1) The latest monitoring data can be found on our [website](#) and you will note that we update it regularly with the raw monthly data. You can also locate the monitoring data from 2015 - 2019 on our website.
- 2) I believe you may be referring to our [Air Quality Action Plan](#). We have to report to Defra annually on the progress of our Action Plan, as well as providing them with a general update on air quality within the borough. The latest Annual Status Report for 2020 is available on the [website](#), if you have any further questions after reading the report then please do contact me.
- 3) As of today, there is currently a consultation on the proposed revocation of seven Air Quality Management Areas, where we are inviting views on our proposals. Details of the consultation can be found [here](#). We would very much welcome the views of the Town Council on the proposals.

I hope this answers your request but if you require any further information then please do contact me.

Many thanks

**Sarah Allwood** BSc (Hons), MSc, Dip Acoustics, MCIEH, AMIOA  
Senior Environmental Health Officer

**Subject:** Sandbach Town Council Queries

Dear CEC Air Quality Team,

I am writing to you by resolution of the Sandbach Town Council Planning and Consultation Committee. Please find attached correspondence from the Committee. I have also included the correspondence below.

*Dear Sir/Madam,*

***Air Quality in Sandbach***

*I am writing to you by resolution of the Sandbach Town Council Planning and Consultation Committee to request the following information regarding Air Quality in Sandbach:*

- 1) An update on Air Quality Management figures since the Air Quality Management Zones in Sandbach have been declared in October 2017.*
- 2) An update on the status of the Air Management Plan.*
- 3) An update on the expected public engagement concerning the Air Quality Management Zones.*

*I would appreciate confirmation of receipt of this correspondence and an estimated deadline for when you expect to be able to provide Sandbach Town Council with this information. We can then update the relevant committees.*

# 7.2

*If you need anything else from me at this time, please don't hesitate to get in touch via email at [supportofficer@sandbach.gov.uk](mailto:supportofficer@sandbach.gov.uk)*

*Yours Sincerely,*

**Mike Wellings**