

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 Wednesday 9 December 2020 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is:

848 5138 8016. 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 MONDAY 23 NOVEMBER 2020.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 27.11.20 response to Cheshire East by 15.12.20

20/5088C 124 Heath Road, Sandbach, CW11 2LE

New side extension.

20/5235C Blackacres Cottage, 158 Middlewich Road, Sandbach, CW11 1FH

Alterations and extensions to existing semi-detached dwelling.

Submitted WE 04.12.20 response to Cheshire East by 04.12.20

No applications received.

Submitted WE 11.12.20 response to Cheshire East by 01.01.21

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. ACTIVE TRAVEL CONSULTATION – 2 WAY CYCLE LANE ON MIDDLEWICH ROAD

Item requested at last meeting of the Planning and Consultation Committee.

[Attached: Correspondence received from Cycling UK]

Lead: Meeting Chair

Action: To ascertain if the Committee wishes to make any comment to CEC on this issue, and if so, what comments should be made.

6. CONSULTATIONS

6.1 Cheshire East Planning Policy Documents Consultation (Deferred from last meeting of the Committee)

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 7th December 2020.
- Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD). – Deadline for comment – 5pm Monday 7th 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 30th November 2020.

6.2 Cheshire East Draft Tenancy Strategy (Deferred from last meeting of the Committee)

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

6.3 Revocation of Air Quality Management Areas (Deferred from last meeting of the Committee)

Draft response from Cllr Hovey (Following resolution at previous meeting of the committee) is to follow and will be circulated prior to the meeting. Information attached and available at:

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 11th December 2020.

6.4 Cheshire East Council Transport and Parking Consultations

Information on the consultations is attached and available at www.cheshireeast.gov.uk/LocalTransportEngagement . The deadline for comment is 31 January 2021.

6.5 Marton Neighbourhood Development Plan (Modification) Regulation 16 Consultation

Information on the consultation is attached and available at: <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/marton-neighbourhood-plan.aspx> . The closing date for comments is 7pm on 6 January 2021

7. CORRESPONDENCE

7.1 Cycling UK

Email dated 30 November with comments in relation to 20/4673C Brookhouse Road.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 11 January 2021 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.



MERRY CHRISTMAS

*The Town Mayor, Councillors and Staff
wish everyone a Merry Christmas
and a Happy New Year.*

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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.

Resolved: No objection

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.

Resolved: No objection

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

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

Resolved: No objection. Members would welcome any comments from the Heritage Officers for this application.

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).

Resolved: Members **OBJECT** to this application. They do not see any substantial material changes from the previous application that address any previous concerns.

There is no urgent requirement for more Town Centre apartments with several other similar developments underway in the Town Centre. Sandbach has already identified more than its required allocation of residential development for the period of the Local Plan. Furthermore, the design of this application means the massing of buildings will cut off existing views of St Marys church. This will not contribute towards the Heritage and Character or the Conservation area of Sandbach.

There is also no need for additional shops units. There are currently existing vacant shop units in the Town Centre, with nothing to suggest that there is a demand for more. Furthermore, there doesn't appear to be adequate parking for customers or shop staff within this development, as well as only limited parking for potentially 54 residents and their visitors.

This application has the potential to have a significant negative impact on Sandbach.

As a result of the above, this application is in contravention of Planning Policies HC1, H2 and H3 of the Sandbach Neighbourhood Development Plan.

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

Roof extension and new entrances to property.

Resolved: No objection.

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.

Resolved: No objection.

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.

Resolved: No objection. Members request that the service strip around the property is maintained for public safety on this narrow road.

20/4978C 25 Teddy Gray Avenue, Sandbach, CW11 3AR

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.

Resolved: Members **OBJECT** to this application due to the following reasons:

- This application sees an extension of the plot into open Countryside and beyond the edge of the Sandbach settlement boundary.
- Laurel hedges are for urban use, not rural, and so are not in keeping with the area. These should be removed with a suitable replacement reinstated.
- Members would strongly prefer that the land is returned back to nature with the planting appropriately restored.

As a result of the above, this application is in contravention of the following Planning policies: Cheshire East Local Plan Strategy Policy PG6 and Sandbach Neighbourhood Plan Policy PC3.

Submitted WE 20.11.20 response to Cheshire East by 11.12.20

20/5085C 32 Booth Avenue, Sandbach, CW11 4JN

Proposed single storey side and rear extension.

Resolved: Members **OBJECT** to this application for the following reasons:

- There is a total loss of parking not addressed in the application.
- The application is not in keeping with the existing street scene.
- The development is very over intensive for the size of plot and it is not clear is external access is retained to the rear for bins.
- The application moves the building forward past the accepted building line at the front of the plot.

5. SANDBACH NEIGHBOURHOOD PLAN – CCA CONTRACT AND PAYMENT

Lead: Cllr G Price Jones

Resolved: That:

- i) CCA to complete the work in connection with the Sandbach Neighbourhood Plan, as outlined in the project Plan.

- ii) Payment of the attached quote be approved. 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:

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- Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD). – Deadline for comment – 5pm Monday 7th 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 30th November 2020.

This item is deferred until the next meeting of the Committee. Cllr Hovey is to make notes for circulation of the SADP with Cllr Merry making notes on the remaining two items.

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 18th January 2021.

This item is deferred until the next meeting of the Committee. Cllr Hovey is to make notes for circulation.

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 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 11th December 2020.

Resolved: That the Clerk of the meeting contacts all other Councillors to invite them to send their own comments to Cllr Hovey by 3rd December. Cllr Hovey to formulate a response as Chair of Planning to be presented at the Council Meeting of 10th December for approval prior to submission.

6.4 Greater Manchester Clean Air Zone Consultation

Consultation forwarded on to Town Council by Cheshire East Council who will be making their own representation. All information is attached and the deadline for comment is 3rd December 2020.

Resolved: That Cllr Price Jones is to formulate a response and circulate to the Committee prior to submission.

7. CORRESPONDENCE

7.1 Cllr Sam Corcoran

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

Resolved: That the Clerk of the meeting contacts Cllr Corcoran to thank him for his response, and to confirm that residents' concerns are centred on vehicular access onto Wrights Lane, rather than from Wrights Lane.

7.2 Cheshire East Council

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

Resolved: That the Clerk of the Committee forwards the response onto all Councillors for their information.

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.

Meeting closed 8.29pm

Cllr R Hovey

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Dear Mike,

Thanks for your response. Please see below to share with members and I would be interested in speaking should it be an agenda item at the next meeting

Summary of my views

- a two-way cycle lane has been created on the one-way street (Old) Middlewich Road. The 'contraflow' element of the cycle lane allows a safer and more direct access to the town centre
- the 'with-flow' element of the cycle lane, leaving the town centre, is difficult to access. Explanations below
- I feel the current arrangement created with the permanently installed 'wands' is adequate for two-way cycling but leaves little space for the 'car lane' and the parking lane outside Charcoal Balti
- clarification if car parking outside Charcoal Balti is being retained
- enforcement of parking at the Ashfields end of the road
- Should the scheme be revisited then the 'with-flow' element of the cycle lane could be reviewed

Details:

Access to the 'with flow- lane

The 'with-flow' cycle lane is difficult to access. Cyclists prefer to follow a direct route, a 'desire line'.

The cyclist in the picture would be required to make a detour to reach the 'with-flow' cycle lane, resulting in staying longer on the riskier Hightown compared to reaching the safer (Old) Middlewich Road earlier.



Instead the cyclist follows the 'desire line':

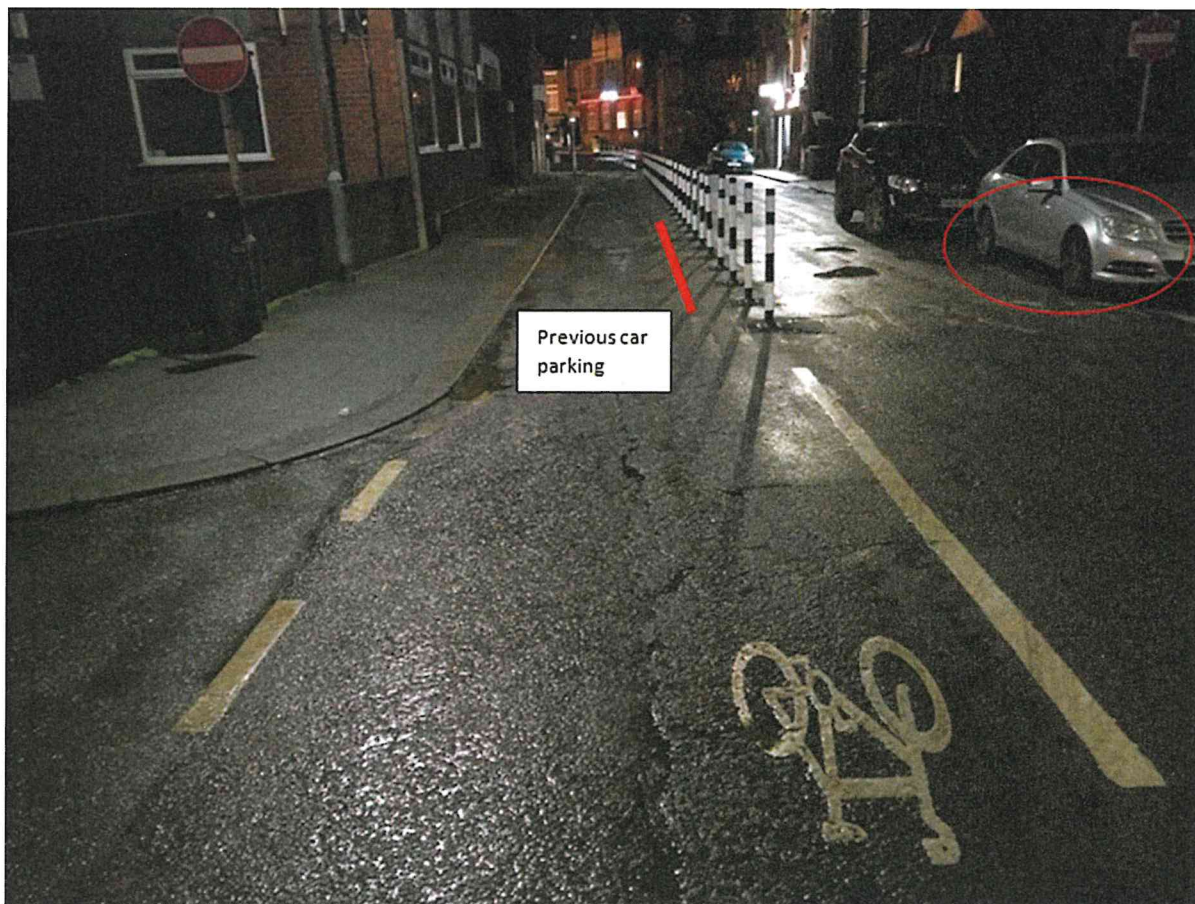


Enforcement of parking

Four cars in the picture park illegally, one blocking access to the signalised crossing for pedestrians, cyclists and users of mobility scooters and wheelchairs.



Arrangement after installation of the wands



Regards

Matthias Bunte

Cycling UK

Ref: PBD/1187001

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council is currently consulting on three planning policy-related documents and due to the current restrictions related to Covid-19, the deadlines for commenting on each of these documents have been extended.

The **Revised Publication Draft Site Allocations and Development Policies Document (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 deadline for representations has been extended to 5:00pm on Wednesday 23 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 updated 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 deadline for making comments has been extended to 5:00pm on Wednesday 23 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. The deadline for making comments has been extended to 5:00pm on Monday 11 January 2021.

Please do not hesitate to contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) should you require further information or assistance to access the consultation documents.

Yours sincerely,

Jeremy Owens
Development Planning Manager

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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 **26th October 2020 and 18th 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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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](#). Please email your views to 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

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News Release



23 November 2020

Cheshire East Council launches consultations on transport and parking

Cheshire East Council has launched public consultations on local transport and parking plans across the borough.

The consultations, which begin today and end on 31 January 2021, will seek to engage with communities, towns, elected members and stakeholders.

The results of this exercise will inform the future direction of how to improve transport, walking and cycling in our towns. It will also inform proposals, which would be subject to further consultation, regarding changes to parking provision and potential changes to car parking charges in the borough.

The local transport plan consultations are based around the following themes:

- **Accessibility for all** – considering all travel needs;
- **Sustainability** – improving walking, cycling and public transport;
- **Quality of the public realm** – managing traffic to support town centres and the visitor economy;
- **Better neighbourhoods** – improving amenities where people live; and
- **Connectivity** – the strategic links needed to access work, education and essential services, such as hospitals.

Councillor Craig Browne, deputy leader of Cheshire East Council, said: “This consultation is an opportunity for us to work together and get the right blend of local transport provision in the right places.

“Alongside these plans, we are also developing town centre vitality plans for our key service centres, helping us to better understand and respond to local needs.

“We must also consider the potential longer-term impacts of Covid-19. This may include using our spaces differently to enable social distancing, more reliance on active travel and public transport, as well as increased home working.”

The car parking consultation looks at:

- The role of parking in accessing town centres (current and future);
- The level of parking charges in Cheshire East and scope for harmonisation;
- On-street parking restrictions; and
- Improving parking services.

Councillor Laura Crane, Cheshire East Council cabinet members for highways and waste, said: "The local transport plan sets out a need for greater harmonisation of parking arrangements across Cheshire East, during the period 2020 to 2025.

6.4

"The parking consultation, alongside the development of town vitality plans, will engage many stakeholders to ensure we have a broad strategy moving forward, taking into account the economic, environmental and community elements that car parking brings."

The responses to the consultations will be used to shape policies and proposals going forward.

To find out more and take part in the consultations visit the council's web page at: www.cheshireeast.gov.uk/LocalTransportEngagement

ENDS

Photo captions:

Councillor Craig Browne, deputy leader of Cheshire East Council

Councillor Laura Crane, Cheshire East Council member for highways and waste

Transport image

Senior Media Relations Officer: Tim Oliver

Direct line: 01270 686591

Mobile: 07879 117185

Email: tim.oliver@cheshireeast.gov.uk

Marlon Notice of Submitted Plan Proposal

Name of Proposed Plan:	Marlon Neighbourhood Plan
Name of Relevant Body:	Marlon Parish Council
Date Plan Submitted:	20 November 2020
Consultation Period:	25/11/20 – 06/01/21

Notice:

Notice is hereby given that Marlon 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 Marlon Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of Cheshire East Council's website:

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/marlon-neighbourhood-plan.aspx>

Hard copies of the neighbourhood plan are available to view:

- At Cheshire East Customer Service Centres, by appointment only (call 0300 123 5500)
- At Congleton library, by appointment only (call : [Local Library Info](#))
- At the local parish council: The Spinney, School Lane, Marlon, SK11 9HD

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 Councils decision on the proposed plan. Representations must be received no later than **7pm on 06 January 2021**.

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

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Dear Planning,

Please see my comments relating to this application.

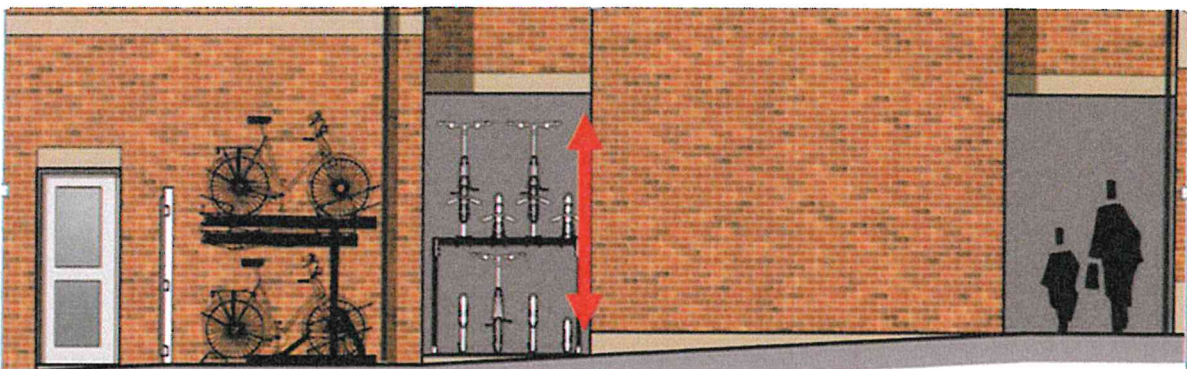
1. Residential cycle parking

I am pleased 16 cycle parking spaces are proposed but I'm concerned about the following points.

The FalcoLevel-Eco Two-Tier Cycle Parking racks have been proposed. I have two-tier cycle parking at work and find it awkward to use. The lower tier is difficult to get into when parking or retrieving the bike, the upper tier requires the bike to be manoeuvred and lifted into the rail. Both tiers work well enough for fit people but can be challenging for others. Parking non-standard cycles like tricycles is not possible. Ground level parking would have been preferable but I note that space is constrained.

The height

The specification of the rack state a '*recommended height 2,550mm - 2,750mm*'. I've calculated the height of the ceiling of the location next to the lift shaft and highlighted below at only 2600mm.



The picture has been taken from drawing Proposed Colour Elevation, Rear, 23174, 023, Revision A

The width

One set of four racks measures 1705 mm. I've calculated the width of both locations at 1800 mm which would just about fit.

The spacing between the racks

The specifications state two dimensions, centre to centre distance of 375 or 400mm. Choosing the lower spacing would allow more space for the outside bikes. I suppose 400 mm is better though, to create slightly more space between the bikes, reducing the risk of entangling brake levers with cables etc of the neighbouring bike.

Can you please confirm all the above dimensions, taking potential utilities into account for the ceiling height.

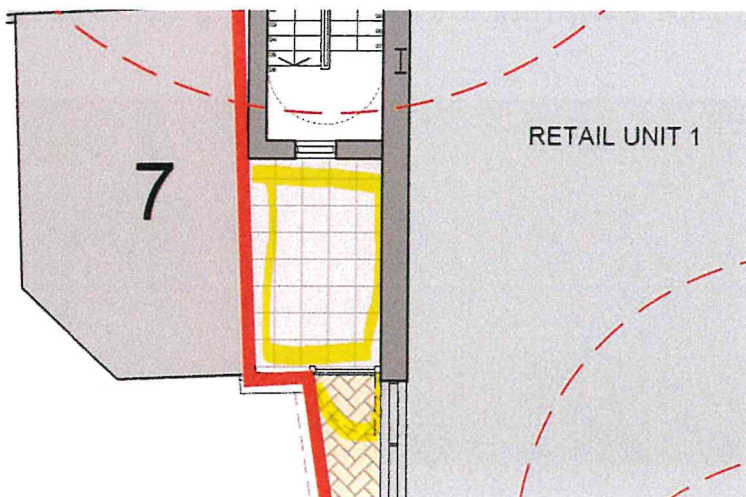
The location and ways to use

The rack at the lift shaft is covered which is good. It requires access via the iron gate from the front. I assume the rack is visible from the rear side only on the drawing but eventually would be closed which would be preferable. Can you confirm please?

The rack at Retail Unit 4: the picture shows the bikes being loaded from the door of the retail unit, creating conflict. The drawing Proposed Ground Floor Plan 23174, 005, Revision L shows the bikes facing the other direction. Can you clarify please? The rack is outside, will it be covered?

Space at George's Walk and Retail Unit 1

I mentioned above the need for more accessible cycle parking. The space next to Retail Unit 1 is not quite clear to me but perhaps it can be developed for more cycle parking ensuring to meet the local authority's Equality objectives.



2. Cycle parking for the retail element

Cheshire East's Local Plan parking standards request one cycle parking space for the retail area of 703sqm. One 'Sheffield type' rack should be installed.

3. Footpath 21, signalised crossing at Flat Lane/Old Mill Road

Should developer contributions for off-site improvements be available then I suggest converting the signalised crossing at Old Mill Road with Flat Lane to a toucan crossing. Additionally investigating if the staggered barriers at Flat Lane can be removed and what sections of FP 21 can be converted to cycleway. This has been approved as an aspiration of the Sandbach Town Cycling Plan; appendix 5.

All the above can be justified under Local Plan Policies CO1.Sustainable Travel and Transport; Sandbach Neighbourhood Development Plan IFT1; the Council's Equality Objective 5. Ensure that the Council's services are responsive to different needs ...

Please don't hesitate to contact me should you have further questions.

Regards

Matthias Bunte

Cycling UK, Sandbach

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