

## SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Wednesday, 09 December 2020.

The meeting was held remotely via Zoom.

|                |             |                            |
|----------------|-------------|----------------------------|
| <b>PRESENT</b> | Councillors | R Hovey (Chair)            |
|                |             | G Merry                    |
|                |             | G Price Jones (Town Mayor) |
|                |             | M Muldoon                  |
|                |             | K Flavell                  |
|                |             | S Broad                    |
|                |             | D Jack                     |
|                |             | S Crane                    |

Also present was the Acting Town Clerk, Cllr Hoffmann, Cllr Corcoran and 25 members of the Public.

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### 1. APOLOGIES FOR ABSENCE

Councillors: None.

No Apologies received: Cllr M Lea and Cllr P Eaton.

### 2. DECLARATIONS OF INTEREST

The Clerk of the meeting declared a non-pecuniary interest in application 20/5083C due to the applicant being known to him. The Acting Town Clerk took over clerking the meeting for the application.

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

Matthias Bunte of Cycling UK summarised to the Committee all the points he has made both in his attached correspondence under items 5 (2 Way cycle Lane on Middlewich Road) and 7.1.

Cllr Hovey confirmed that an email had been received from Cllr L Crane of CEC (also circulated to Committee Members) stating that CEC would be changing the new Cycle Lane on Middlewich Road to 1 way by using simpler wands and recycling the existing wands into other schemes so that materials are not wasted. Also, the parking bays on the Western side of the road will be brought back into service. This is as a result of points raised since the scheme was initially installed.

A member of the public noted that Matthias' view is one sided, with many that do not share the view on social media. The member of public had the following queries and points:

- What measurements of cycling activity were taken on this stretch of road prior to installation.
- What cost benefit analysis was done to ensure added value?
- What uplift in cycling was considered a success?
- What ongoing monitoring is being done?
- Exits onto a blind junction at roundabout and makes road too narrow for HGVS and emergency vehicles to pass.
- Why is it contraflow?
- A lot of parking spaces has been lost which is useful for local residents.
- What has been achieved by introducing the cycle lane – it is already a quiet road. Many cyclists on social media say that they won't use it.
- Aesthetically it looks a mess and a lot of tax payer money appears to have been wasted if bollards are now to be lifted.

The Chair noted that most of these points had been addressed in Cllr L Crane's email.

Another resident agreed with the previous speakers comments and noted the money could have been better spent elsewhere. He also highlighted that the cycle lane is not helpful for disabled residents.

The Chair pointed out that the Town Council is only a consultee, the actual work is carried out by Cheshire East Council using funding from central government that had to be spent in a short period of time.

A further resident raised the issue of the 20mph speed limits in and around Sandbach. Questioned why speed limits had been put in around Sandbach whilst having missed some of the most dangerous areas in the process, for example, Ettiley Heath. Cllr Hovey confirmed that it was only a Town Centre scheme, but suggested writing to Cheshire East Highways highlighting the need for a 20mph speed limit on Abbey Road.

Cllr Corcoran commented on the Old Middlewich Road scheme and said he had mixed views about the wands. Whilst they cause issues for drivers, they do make cyclists feel safe. He agrees that costs have been high for the scheme, although this is in part due to a contract CEC have entered into with Ringway Jacobs.

Cllr Corcoran also noted the Parking consultation item and suggested the Parking Strategy put together in 2009 by the Town Council either be put forward as a response or form the basis of a response.

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

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### **3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 23 NOVEMBER 2020.**

Councillor Flavell noted that she had called in 25 Teddy Gray Avenue following the last meeting in her capacity as CEC Ward Cllr.

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

#### 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.

**Resolved:** No objection.

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

Alterations and extensions to existing semi-detached dwelling.

**Resolved:** No objection.

Submitted WE 04.12.20 response to Cheshire East by 25.12.20

No applications received.

Submitted WE 11.12.20 response to Cheshire East by 30.12.20

20/5327C 123 Middlewich Road, Sandbach, CW11 1FH

Front boundary wall and gates.

**Resolved:** Members **OBJECT** to this application due to the gate being situated up against the edge of the pavement. This means cars would have to stop in the narrow highway when waiting for the gates to open/close to gain entry/leave the site. Members recommend that the gate is set back into the site to give vehicles space to stop safely.

20/5083C 42 Coleridge Close, Sandbach, CW11 3NN

Two storey side extension.

**Resolved:** No objection.

20/5454C 9 Tatton Drive, Sandbach, CW11 1DR

Alterations and extensions to existing dwelling.

**Resolved:** No objection.

#### 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.

Members had several strong concerns regarding the 2 Way Cycle Lane, including the impact on business along that stretch who have subsequently complained and the fact that the cycle lane is too wide and not helpful in its current guise. Furthermore, it was noted that the cycle lane does not join up to anything and is taking away parking from an area of town where it is desperately needed. In addition to this, elderly residents in Sandbach must use private vehicles due to poor Transport links in the area. It was suggested that some of the bays should be marked as disabled to help with this issue.

Cllr Jack proposed that Sandbach Town Council object to the installation of this project with it being scrapped immediately. Furthermore the disabled bays,

parking bays and original advisory cycle lane on the site should be reinstated. The proposal was not seconded.

Cllr Flavell proposed that the Committee accept the amendments to turn the cycle lane into a single lane, which have been suggested by Cllr L Crane, but also to suggest that some of the bays on the opposite side of the road should be made disabled. The proposal was seconded by Cllr S Crane. Cllr Jack requested a named vote.

Members voted as follows:

4 In Favour: Cllrs S Crane, Flavell, Hovey and Price Jones.

3 Against: Cllrs Jack, Merry and Muldoon.

1 Abstention: Cllr Broad.

A majority voted in favour and the motion was carried.

**Resolved:** That the Committee accept the amendments to turn the cycle lane into a single lane, which have been suggested by Cllr L Crane, but also to suggest that some of the bays on the opposite side of the road should be made into disabled spaces.

## 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 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.*

**Resolved:** Cllr Hovey is to make notes and circulate comments to the Committee on the 1<sup>st</sup> part of the consultation and Cllr Merry on the 2<sup>nd</sup> and 3<sup>rd</sup> parts prior to the submission deadline.

### 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 18<sup>th</sup> January 2021.*

It was agreed that the item is deferred until the next meeting of the Committee and Cllr Hovey produces notes for circulation.

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

*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.*

**Resolved:** That Members **OBJECT** to the revocation of the AQMA on Middlewich Road, Sandbach. Monitoring should be continued with pollution reduction measures implemented as planned.

Measure GN9 references the use of NOx busting paint “on surfaces within the city especially within AQMAs”. Members are not aware that Cheshire East is or contains a city, but would be interesting to have tried some of this paint in Sandbach.

The two AQMAs for Sandbach are Middlewich Road and around J17, neither of the measures proposed in 2018 SAND1 and SAND2 reviewing traffic flows and priorities at the Ashfields junction and a vehicle weight restriction on the road appear in the report ever to have been “planned,” “implemented” or “progressed”, with no “estimated completion date”.

### 6.4 Cheshire East Council Transport and Parking Consultations

*Information on the consultations is attached and available at [www.cheshireeast.gov.uk/LocalTransportEngagement](http://www.cheshireeast.gov.uk/LocalTransportEngagement) . The deadline for comment is 31 January 2021.*

Members noted that the Sandbach Parking Strategy from 2009 (Formed in response to the consultation on Car Parking Charges at the time) is a useful document, it cannot be depending on to help provide a response to this consultation and would need to be brought up to date. Furthermore, it was queried why there is not a “no charge” option contained in the consultation.

It was agreed that the item is deferred until the next meeting of the Committee and Cllr Price Jones produces notes for circulation.

### 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.*  
This item was noted.

### 6.6 Cheshire East Council Pre-Budget Consultation for 2021-2025

*Information on this consultation is attached and available at [https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/consultations/budget-engagement-2021.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/budget-engagement-2021.aspx) . The deadline for comment is 8<sup>th</sup> January 2021.*

This item was noted. As there is not another Planning & Consultation Committee meeting before the deadline, the Chair of the meeting encouraged Members to submit their own comments, if they wished to.

## **7. CORRESPONDENCE**

### **7.1 Cycling UK**

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

Matthias Bunte was thanked for his correspondence.

### **7.2 A Sandbach Resident**

*Email received on the 2<sup>nd</sup> December concerning the Two Way cycle lane on Middlewich Road.*

Members noted the correspondence.

### **7.3 A Sandbach Resident**

*Email received on the 7<sup>th</sup> December outlining objections to the revocation of the Middlewich Road AQMA.*

Members noted the correspondence

## **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.

The Chair of the Meeting thanked everyone for attending, and as this is the last Town Council Committee Meeting of the year, wished everyone a Merry Christmas and a return to a hopefully normal New Year.

Meeting closed 8.16pm

Cllr R Hovey

MW