

SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Monday, 11 January 2021 at 7.00pm on Zoom (Zoom code on main agenda)

1. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 29.12.20 response to Cheshire East by 03.02.21

20/5802C 83 Abbey Road, Sandbach, CW11 3HA

Construction of a dwelling house in side garden.

2. CORRESPONDENCE

2.1 Chairman of Sandbach Footpath Group

Email received on the 6th January 2021 concerning application 20/5466C.

BLANK

PAGE

Hi Mike

I cannot join the zoom meeting for 11 Jan, but here are my comments.
Happy New Year to all at STC.

I write as chairman of Sandbach Footpath Group (SFG).

I notice you have a meeting on 11 Jan, one of the agenda items being 20/5466c, part of Capricorn.

I am writing about the footpath shown on the CEC planning website in 3 places:

Block Plan, 08249672

Design and Access Statement, 08249664, page 6

Planning Statement, 08249655, page 4/20

The footpath is shown going from near the existing Co-op filling station to near the spine road.

My point is that the footpath does not appear to join up with any other footpaths.

- a) It is not shown as meeting Old Mill Road or Footpath 11 (public right of way).
- b) It is not shown meeting the path at the edge of Offley Woods, created by Barratts and Sandbach Woodland and Wildlife Group (SWWG).
- c) The extended path linking to Footpath 14 (public right of way) and on to Church Lane is not shown.

We had a similar situation at Elworth Hall Farm, where a footpath connection through to Cookesmere Lane was shown on the planning application, but it did not materialise when the estate was completed.

It would be a shame for the same to happen in this instance (20/5466c).

The Capricorn area is subject to several planning applications, but whether they all knit together at completion remains to be seen.

Capricorn has been shown on the CEC plan and the Sandbach Neighbourhood Plan, but as far as I know, detail such as prospective footpaths are not shown.

A further complication is planning application 17/4838c.

This is mentioned on page 6/20 of Planning Statement, 08249655 (20/5466c)

It is stated as pending...

I looked it up on the CEC planning website and found that Highways England was the last comment added (01/12/2020) saying (on the last page):

*"Highways England therefore recommends that planning permission not be granted until **6th May 2021** to allow time to enable the consultant to address the above matters and to demonstrate that the proposals will not present a detrimental impact to the operation and safety of the SRN [Strategic Road Network].*

This response represents our formal recommendation with regard to planning application 17/4838C and has been prepared by Benjamin Laverick, the Assistant Asset Manager for Cheshire and Warrington within Highways England."

The planning application included the spine road with a new junction onto Old Mill Road, thereby cutting through both Filter Bed Wood and a footpath made by SWWG and linking Filter Bed Wood with Offley Wood (Barratts). This would have been a fine amenity, but now threatened by the spine road.

The application 17/4838c resulted in about 100 comment/objections from the public, so it may not have much support. Some footpaths are shown within 17/4838c, but they are a bit of a jumble and the application is apparently pending, so anything could happen.

ref 17/4838c, Prop. Blocking plan

It seems to me that there is no overall strategy or plan for Capricorn. An overall plan could bring all the separate applications together.

Capricorn seems subject to several separate planning applications, possibly not joined up to each other.

As far as I can tell, the nearest we have to an overall plan is 17/4838c blocking plan, but regarding footpaths some of the routes do not appear to be well chosen for amenity. Furthermore, being pending, the plans may not have any substance.

All this may be outside of the remit for STC, but I am writing to ask if STC could put pressure on CEC to make an overall plan that developers are bound to follow.

Many thanks and regards, Trevor Boxer