

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 25 January 2021 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is:

847 1723 8539. 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 11 JANUARY 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 15.01.21 response to Cheshire East by 01.02.21

20/4777C 33 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use of land to residential garden.

21/0075C 88 Park Lane, Sandbach, CW11 1EP

Ground and first floor extensions to detached dwelling.

21/0086C 47 Congleton Road, Sandbach, CW11 1HP

Take down conservatory, build two single storey side/rear extensions.

20/5816C Unit 29a, Millbuck Way, Sandbach, CW11 3YA

Erection of new building for use as a Sui Generis members retail club, with associated parking.

Submitted WE 22.01.21 response to Cheshire East by 12.02.21

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. CONSULTATIONS

5.1 Cheshire East Council Transport and Parking Consultations

Information on the consultations is available at www.cheshireeast.gov.uk/LocalTransportEngagement . The deadline for comment is 31 January 2021. A draft response for Transport will be provided by Cllr Hovey, and for Parking by Cllr Geraint Price Jones, prior to the meeting.

5.2 Little Bollington Neighbourhood Plan – Regulation 16 Consultation

Information on the consultation is attached and available at <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/little-bollington-neighbourhood-plan.aspx> . The deadline for comment is 24th February 2021.

6. CORRESPONDENCE

There is none.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 15 February 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.

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 11 January 2021.
The meeting was held remotely via Zoom.

PRESENT Councillors R Hovey (Chair)
G Merry
S Broad
S Crane
P Eaton (Arrived 19:02)

Also present was the 3 members of the public and a reporter from the Sandbach Chronicle.

1. APOLOGIES FOR ABSENCE

Councillors: M Muldoon, K Flavell, M Lea and D Jack.

2. DECLARATIONS OF INTEREST

There were none.

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 in his attached correspondence concerning the Local Transport Plan Consultation and Application 20/5466C.

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

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON WEDNESDAY 9 DECEMBER 2020.

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 15.12.20 response to Cheshire East by 28.01.21

20/5466C Land Bounded by Old Mill Road and M6 Northbound Slip Road, Sandbach Full Planning Permission for the construction of Drive Through Coffee Unit, Drive Through Restaurant Unit, Electric Vehicle charging point, Commercial Park Entrance and associated Parking/Landscape. Outline planning permission, for development comprising of a public house and restaurant, 63 bedroom hotel, offices with associated parking/landscape.

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

- The application is incomplete – Members would like to see how all of the Capricorn site will integrate with this application in terms of

links for pedestrians, cycling and traffic. The paths that are on the site need to “go somewhere”. There is a need for a firm commitment in the Planning obligations for the proper inclusion of footpaths.

- The Traffic survey used in the application is outdated. The Congleton link road, which is not included, will have a major impact on transport on this site due to J17 being the feeder point for it. Any new assessments would need to take into account the fact that current reduced numbers of traffic result from lockdowns, and governmental guidelines relating to COVID-19.
- Opening hours for the Pub, Coffee outlet and McDonalds need to be restricted to 08:00 through to 21:00 to minimise the out of hours disruption to neighbouring/adjacent residential properties. Sandbach Town Council do not want the location to attract 24hr custom and traffic congestion from the M6 given the close proximity of the existing Sandbach Services.
- In a new development cycle routes should be a minimum width of 3 metres and separate from pedestrian paths.
- The employment on the site all seems to be of a very low quality.

Submitted WE 22.12.20 response to Cheshire East by 13.01.21

20/5683C 61 Fields Drive, Sandbach, CW11 1YB

Proposed single storey rear extension, two storey side extension, new porch and single storey front extension.

Resolved: Members **OBJECT** to this application as there are no details regarding parking provision following the loss of a significant amount of garage space.

20/3992C 1 Pickmere Close, Sandbach, CW11 1TR

Change of use of land.

Resolved: Members **OBJECT** to this application as it is incomplete and missing any information on the change of use. Members would like reassurances that the area will be left open and will not obstruct the sight lines of the highway.

20/5715C Land Off, Moss Lane, Sandbach

Variation of condition 2 on application 17/3693C.

Resolved: No objection.

20/5584C 123 Middlewich Road, Sandbach, CW11 1FH

Reconstruction of existing dwelling with 2 storey side and rear extensions to original plan area.

Resolved: Members **OBJECT** to this application due to the privacy issues caused by the balcony and the overlooking and loss of amenity issues onto the neighbour that this will cause. Members suggest that the use of Juliet windows or a screening wall on the balcony could rectify this issue.

As a result of the above, this application is in contravention of Sandbach Neighbourhood Plan Policy H2.

20/5792C 10 Taxmere Close, Sandbach, CW11 1WT
Proposed detached garage and two storey extension.
Resolved: No objection.

20/5776C 94 Heath Road, Sandbach, CW11 2LE
Construction of new dwelling adjacent to existing dwelling at 94 Heath Road.
Resolved: Members **OBJECT** to this application due to the proposed overdevelopment of the site. Furthermore, the application will cause a loss of amenity for the bungalows and to the side of the application area on Bailey Crescent.

As a result of the above, this application is in contravention of Sandbach Neighbourhood Plan Policy H2.

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.
Resolved: No objection.

5. CONSULTATIONS

5.1 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.

Resolved: That Cllr Hovey's draft response, as below, be submitted by the Meeting Clerk:

- The Strategy does not seem to address
 - "The Right to Buy" and its impact on the stock of social housing - is this left as a problem for RP's
 - Where the circumstances of tenants change e.g. income changes or size of a household may no longer align with the original allocation criteria.

The private rental market has seen rent levels rise despite the large numbers of open market and affordable homes constructed in the past 5 years. Affordable rent is set at 80% of the market rent. Local Housing Allowance - seems to be split into a higher rate for the north of CE, and a lower rate for Congleton and the southern area (including Sandbach) so for Sandbach only 2 bed "Affordable Rent" properties would be within the Local Housing Allowance, all other property options would require top-up payments from other sources which are highly likely to lead to tenants struggling to afford the rent payments.

Fixed Term tenancies

[These tend to be the standard offering in the private rental market, with 6/12 month renewable Shorthold Assured Tenancy (SAT's) agreements.]

The strategy appears to be passing responsibility to the RP and their tenancy agreements for under-occupancy CE do not want tenancy agreements ending for rent arrears and anti-social behaviour. Whilst Sandbach Town Council support the proposed use of a pre-action protocol for RP's to manage rent arrears, we would not want the stock of social housing to become misallocated due to non-payment of rent. Sandbach Town Council are also concerned that RP's are expected to rely on court decisions regarding Anti-social behaviour - neighbours should expect early resolution of anti-social behaviour, they should not have to wait until courts intervene.

Would request for clarity within the strategy regarding the following concerns: The restricted offering of Fixed-term agreements, favouring lifetime tenancy, rather than the use of SAT's in the private sector? Need to ensure the best use of the limited housing stock for the local RP's, need an explicit policy on how to recycle properties where the tenant could subsequently afford to either purchase or rent in the open market [e.g. a periodic review of tenant's income and housing needs using updated allocation criteria]. Address "The Right to Buy", is this still an issue, is it to be managed by the RP's.

5.2 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.

This item is deferred until the next meeting. Members are asked to send comments for the Transport Consultation to Cllr Hovey, and the Parking Consultation to Cllr Price Jones. Responses will be included at the next meeting for approval prior to submission.

5.3 ChALC Speeding Questionnaire

The Questionnaire and supporting information is attached with the deadline for reply being the 31 January 2021.

Resolved: That the Clerk of the meeting return the questionnaire with the "Speeding is not in our top 3 issues, but is one of our top 5 issues" box ticked.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email dated 11 December in reply to comments made by the Committee in regards to the revocation of AQ Management Areas.

Members noted that the reports and published figures should be "kept an eye on" following previous issues with presentation of data.

6.2 A Resident

Email dated 18 December concerning the Old Middlewich Road Cycle Lane. *The correspondence was noted.*

6.3 Cycling UK

Email dated 3 January concerning the Local Transport Delivery Plan.
The correspondence was noted.

6.4 Cycling UK

Email dated 3 January concerning application 20/5466C – Capricorn Park.
The correspondence was noted.

6.5 Chairman of Sandbach Footpath Group

Email received on the 6th January 2021 concerning application 20/5466C.
The correspondence was noted.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 25 January 2021 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

Meeting closed 8.24pm

Cllr R Hovey

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Little Bollington Notice of Submitted Plan Proposal

Name of Proposed Plan:	Little Bollington Neighbourhood Plan
Name of Relevant Body:	Little Bollington Parish Council
Date Plan Submitted:	23 December 2020
Consultation Period:	13 January 2021 until 24 February 2021

Notice:

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

[Little Bollington 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 24 February 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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