

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

859 9433 0005. 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 AND MONDAY 25 JANUARY 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 29.01.21 response to Cheshire East by 16.02.21

21/0346C 12 Adlington Drive, Sandbach, CW11 1DX

Extension and conversion of attached garage to create additional living space and the erection of a new detached garage.

21/0437C Rushcroft, Congleton Road, Sandbach, CW11 4SP

Conversion of an outbuilding into ancillary accommodation and single storey link extension to connect to the house.

21/0085C 10 Hope Street, Sandbach, CW11 1BA

Change of use from office to residential.

Submitted WE 05.02.21 response to Cheshire East by 23.02.21

21/0454C 102 Moss Lane, Sandbach, CW11 3PW

Construction of workshop and home office and provision of ramped access to dwelling.

21/0353C 43 Abbey Road, Sandbach, CW11 3HA

Single storey extension.

17/4838C Capricorn Park, Land South of Old Mill Road, Sandbach

Amended plans/details. Outline application for development of commercial park including office use, industrial units, storage and distribution, a sports facility and a local centre. (Resubmission of 16/4631C).

21/0546C 45 Thornbrook Way, Sandbach, CW11 3ZB

First floor side extension above the existing garage to achieve an additional bedroom with en suite. Conversion of existing garage to dining room. Re configuration of the internal layout so that the utility room is accessible from inside the property.

Submitted WE 12.02.21 response to Cheshire East by 05.03.21

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 Consultation under clause 60 of the High Speed Rail (West Midlands – Crewe) Bill as amended in the House of Lords

Information on the consultations is attached. The deadline for comment is 11.45am on 26th February 2021.

5.2 Air Quality Action Plan Consultation

Information on the consultation is attached. The deadline for comment is 5pm on 5th March 2021.

5.3 Active Travel Consultation

Information on the consultation is attached. The deadline for comment is 3rd March 2021.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received on the 1st February concerning AQMA renovations.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 8 March 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.

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.

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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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SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 25 January 2021.

The meeting was held remotely via Zoom.

PRESENT Councillors R Hovey (Chair)
 S Broad
 M Muldoon
 K Flavell
 M Lea
 G Price Jones (Arrived 19:05)

1. APOLOGIES FOR ABSENCE

Councillors: G Merry and S Crane.

Absent without apologies: Cllr Jack and Cllr Eaton.

2. DECLARATIONS OF INTEREST

There were none.

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

As there were no members of the public in attendance, the meeting was immediately reconvened.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 11 JANUARY 2021.

Approval of these minutes is deferred until the next meeting of the Committee. This is due to an inordinate number of Cllrs from the previous meeting in attendance.

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.

Resolved: Members **OBJECT** to this application as it is an inappropriate development on prominent land in Open Countryside. As work commenced on this site prior to the application, Members strongly feel that the destroyed planting should be reinstated with local species appropriate to this area of open countryside.

This application is in contravention of planning policies PS8 and GR6 of the Congleton Borough Local Plan Saved Policies and policy PG6 of the Cheshire East Local Plan Strategy Document

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

Ground and first floor extensions to detached dwelling.

Resolved: No objection.

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

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

Resolved: No objection.

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.

Resolved: Members **OBJECT** to this application. Whilst Members have no objection in principle to the shop, they object to the strong statement made in point 6.15 of the Planning Statement. There is no evidence supplied in this application that there is no demand for space on industrial parks. Members also question what will happen to the existing tenant and their stock due to the current apparent lack of open spaces in industrial estates in the area.

Submitted WE 22.01.21 response to Cheshire East by 09.02.21

21/0178C Waitrose, Brookhouse Road, Sandbach, CW11 4BE

Advertisement consent for fascia and projecting signs in and around the Waitrose store.

Resolved: No objection.

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.

Resolved: That Cllr Price Jones' draft response to the Parking Consultation, circulated to all Members prior to the meeting, be submitted as written.

No formal response was suggested for the Local Transport Delivery Plan.

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.

This item was not considered due to the consultation being withdrawn by Cheshire East Council.

6. CORRESPONDENCE

There is none.

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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.

Meeting closed 7.51pm

Cllr R Hovey

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Subject: Consultation under clause 60 of the High Speed Rail (West Midlands – Crewe) Bill as amended in the House of Lords

Today the Government has announced the launch of a consultation to seek the views of residents in the local authority areas of Shropshire, Staffordshire, Cheshire East, and Cheshire West and Chester, and the stakeholders listed in Annex B of the consultation document, on the HS2 Phase 2a Scheme between the West Midlands and Crewe.

During its passage through the House of Lords, an amendment to the Phase 2a Bill was made requiring a further consultation on a variety of topics including the impact of road traffic as a result of our work, the impact of our work on the natural environment, transport provisions for passengers connecting to Phase 2a, and whether new railway stations, improvements to existing railway stations, and the reopening of associated lines is necessary to support passenger connections to Phase 2a.

Responses to this consultation will help inform Government policy on HS2 Phase 2a and the environment and on future proposals for services on HS2 Phase 2a and the conventional rail (i.e. Network Rail network) and other transport networks.

Given the extensive consultation already undertaken for Phase 2a and consideration of the scheme by both Select Committees in Parliament, the Government does not intend to make changes to the Phase 2a scheme or to its planned construction programme in light of this consultation.

This consultation will close at **11:45pm on Friday, 26 February 2021**. We invite you to take part.

To access the consultation documents and for details on how to respond, please visit:

www.hs2.org.uk/phase2a

If you have any questions related to this consultation, please contact the our **Helpdesk** on **08081 434 434** or email **HS2enquiries@hs2.org.uk** at any time.

Kind regards,

The HS2 Helpdesk

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5.2

Subject: [OFFICIAL] Air Quality Action Plan Consultation

Good Morning

Cheshire East Council has recently revoked seven Air Quality Management Areas from the borough as a result of falling pollution concentrations.

The Air Quality Management Areas were introduced in response to elevated pollutant levels within small 'hotspots' across the borough and to help provide a focus for air quality improvement measures. As a result we are now reviewing our Air Quality Action Plan and to also include the two new air quality management areas that were declared in 2019 (Lewin Street, Middlewich and Chelford Road, Knutsford).

Our priorities are to tackle vehicular emissions by applying targeted measures for the remaining Air Quality Management Areas, as well as taking a holistic/integrated approach across the whole of Cheshire East. The measures are specifically aimed at NO₂ reduction; however, they will also significantly and positively help in the reduction of Particulate Matter. We will further develop this plan through consultation with members of the public, elected members and relevant stakeholders.

Consultation on the draft air quality action plan is now open and anyone interested in air quality across the borough is welcome to contribute. Details of the consultation can be found on our [website](#). Please email your ideas and comments to airquality@cheshireeast.gov.uk **by 5pm on the 12 March 2021** and where possible, these may be included in the final Action Plan. We have also put together some frequently asked questions on the website and we are also running a virtual drop in session on the 22 February 2021 at 12pm, for anyone that wants to ask questions or talk to the team. To be sent the link for the drop in session please contact the air quality team directly.

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

Many thanks

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News Release



3 February 2021

Council seeks views on new proposals to boost cycling and walking

Cheshire East Council is seeking people's views on a second phase of 'active travel' schemes to boost cycling and walking – following the award of additional government funding.

The proposals, which are out for public consultation from today, aim to help deliver the council's priorities of making our towns safer, healthier and more welcoming. This is all the more important as we recover from the pandemic.

The council wants to hear people's views on proposals for five new active travel projects across Cheshire East towns. The schemes are a second tranche to encourage more people to cycle and walk, help tackle obesity and improve access to our town centres, areas for employment and schools.

The council secured £588,000 of Department for Transport funding in the second phase of active travel grants. This grant will be used, possibly with other match funding, to build schemes that will provide key parts of our longer-term plans for joined-up walking and cycling networks.

This consultation follows on from £155,000 of first-phase funding, last August, which led to eight emergency active travel projects across seven Cheshire East towns.

The choice of schemes will be informed by the public consultation response and the designs will also be refined to reflect local feedback. Construction of the selected projects will start in summer 2021. Unlike the first set of emergency schemes, it is intended that these measures will be permanent.

The new proposals, which are subject to consultation, include design options for the following locations in the borough:

- Manchester Road, in **Tytherington**;
- Vernon Way, West Street and Market Street, **Crewe**;
- Black Lane and Hurdsfield Road, **Macclesfield**;
- Antrobus Street, West Street and Mill Street, **Congleton**; and
- Manchester Road, Chancel Lane, Cliff Road and Styal Road, in **Wilmslow/Handforth**.

There will also be further consultation on changes to the tranche one experimental scheme in Sandbach.

Councillor Laura Crane, Cheshire East Council cabinet member for highways and waste, said: "This is fantastic news and I want to congratulate our officers for working swiftly and

effectively to both secure this government funding and develop a second phase of active travel scheme proposals to promote cycling and walking.

“People’s travel behaviour has changed during the lockdown – and this council is determined to lock in and build on the benefits of more people walking and cycling so that our town centres are safer, healthier and more welcoming to shoppers and visitors.

“I would emphasise that all of these proposals are subject to consultation. We will decide which schemes to deliver when we understand the views of local residents and road-users. We will continue to work with our town and parish councils, local communities and stakeholders to develop and refine proposals before anything is built.

“Our aim is to create schemes that are right for each community and developed in partnership with each local area and local people – which is why the public consultation and feedback is so important.”

Recent surveys found that, across England, 65 per cent of people supported reallocating road space to walking and cycling in their local area and nearly eight out of 10 people support measures to reduce road traffic in their neighbourhood.

Councillor Suzie Akers Smith, Cheshire East Council’s walking and cycling champion, said: “These are exciting proposals and I would urge people to share their views via the consultation. We want to encourage people to take up daily active travel, such as cycling, walking or scooting – which is good for your health, good for the environment and good for revitalising the heart of our towns and villages.

“Creating a safe environment, by proposals such as these, will encourage people to ditch their cars for shorter journeys and walk and cycle more. It also helps make our town centres safer and more attractive places to visit, spend time and spend money.

“Ditching the car really helps to forge greener habits, reduce congestion, improve air quality and help fight climate change.”

The **consultation runs until 3 March 2021**. To find out more and have your say, visit: <https://cheshireeastactivetravel.commonplace.is/>

ENDS

Photo captions:

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

Councillor Suzie Akers Smith

Stock active travel image

Senior Media Relations Officer: Tim Oliver

Direct line: 01270 686591

Mobile: 07879 117185

Email: tim.oliver@cheshireeast.gov.uk

6.1

Subject: [OFFICIAL] RE: Revocation of Air Quality Management Areas

Dear Ann

Dear Pete

I wanted to share that following the consultation, from the 26th January 2021 seven Air Quality Management Areas (AQMAs) have been revoked across the borough. This is down to several years of monitoring data (not including 2020) being below the annual air quality objective. The seven areas are below and you can see that one of them falls within Sandbach:

- A50 Manchester Road, Knutsford
- Former A556 Chester Road, Mere (now the B5569)
- Earle Street, Crewe
- Wistaston Road, Crewe
- Nantwich Road, Crewe
- Middlewich Road, Sandbach
- Park Lane, Macclesfield

Some monitoring will still be undertaken in all of the areas and our monthly raw data can be accessed online. https://opendata-cheshireeast.opendata.arcgis.com/datasets/9551009f998845218e8a304717ae57c7_0/data?geometry=-4.888%2C52.924%2C0.339%2C53.500&selectedAttribute=F2020RawAnnualRunningMeanData

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

Many thanks

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