

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

826 2946 8007. 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 15 FEBRUARY 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 19.02.21 response to Cheshire East by 12.03.21

There are none.

Submitted WE 26.02.21 response to Cheshire East by 19.03.21

There are none.

Submitted WE 05.03.21 response to Cheshire East by 26.03.21

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 Cheshire East Contaminated Land Strategy consultation

Information on the consultations is attached and available online at: https://www.cheshireeast.gov.uk/environment/environmental_health/contaminated_land/contaminated_land.aspx. The deadline for comment is 5pm on 26th March 2021.

5.2 National Planning Policy Framework and National Model Design Code Consultation

Information on the consultations is attached and available online at: <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>. The deadline for comment is 5pm on 12th March 2021.

6. CORRESPONDENCE

There is none.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 29 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.

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 15 February 2021.
The meeting was held remotely via Zoom.

PRESENT	Councillors	R Hovey (Chair) S Broad G Merry S Crane M Muldoon P Eaton M Lea (Left 19.53) G Price Jones D Jack (Joined to give apologies & left at 19:01)
----------------	-------------	--

1. APOLOGIES FOR ABSENCE

Councillors: K Flavell and D Jack.

Absent without apologies: None.

2. DECLARATIONS OF INTEREST

Cllrs Hovey and Muldoon declared a interest in 21/0346C.

Cllr Lea declared an interest in 21/0353C.

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

A resident who lives on the corner of Holmes Chapel Road and Congleton Road noted that he did not know about the changes to the road directly outside his house that have been planned as a part of Capricorn until reading on the Chronicle. No consultation has taken place despite the road changes being so close by and all the houses in the area have been omitted from the plans. He feared this would have an enormous impact on the health of his family and the house – the new roundabout is 30cm from his boundary. This plan is based on outdated traffic information and there a multitude of other options available.

The 3 Members of the public who had submitted items 6.2, 6.3 and 6.4 all briefly summarised their objections, contained in their correspondence, on the Capricorn Planning application to the Planning Committee.

The Chairman of the footpath group also spoke on the Capricorn application and showed a presentation marking out his concerns. These centred around the loss of a footpath due to the application and the loss of green corridor land in Filter Bed woods to facilitate the bridge into Capricorn.

All 5 Members of the public were thanked for their submissions and comments by the Chair of the Committee.

As there were no further members of the public wishing to speak, the meeting was immediately reconvened.

3

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 11 JANUARY AND MONDAY 25 JANUARY 2021.

Resolved: That both sets of minutes be approved as true records of the meetings.

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.

The Vice Chair, Cllr Merry, took this item due to the disclosed Chair's interest in this item.

Resolved: No objection.

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.

Resolved: No objection, providing the application includes sufficient parking for the extra bedroom.

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

Change of use from office to residential.

Resolved: No objection.

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.

Resolved: No objection.

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

Single storey extension.

Resolved: No objection, providing there is adequate access and storage for wheelie bins.

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).

Resolved: Members **OBJECT** to this application.

The full objection for this item is available as a separate document on request.

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.

Resolved: No objection, providing the application can provide adequate off road parking for this 4 bedroom property.

Submitted WE 12.02.21 response to Cheshire East by 10.03.21

21/0599C 122 Congleton Road, Sandbach, CW11 1DN

Two storey rear house extension.

Resolved: No objection.

21/0665C 17 The Avenue, Sandbach, CW11 3BT

Rear single storey extension.

Resolved: No objection.

21/0540C Waitrose, Brookhouse Road, Sandbach, CW11 4BE

Provision of new rooftop plant, alterations to car park layout, new fence and gate to service yard, new canopy to eCommerce delivery area and refurbishment works including new glazing to café and a new external café seating area.

Resolved: No objection. Members request that the Planning Officer takes into account how much light will be available at night on the footpath that travels down the side of the delivery area to hope street, once all the fencing has been installed. Members also request that the Planning Officer ensures that the plant equipment on the roof will be soundproofed.

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.

Members were advised to make their own comments on this consultation if individually concerned.

5.2 Air Quality Action Plan Consultation

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

Resolved: That a response to this consultation be delegated to the Chair of the Committee.

5.3 Active Travel Consultation

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

The Chair requested steer from the Committee as to what they felt were the main issues that needed to be raised: Members felt that Congleton Road, Middlewich Road and Crewe Road should all go back to 30 mph with orange flashing 20mph signs when schools are in session. Members noted that residential areas should stay as 20mph zones.

For the Cycle Lane on Old Middlewich Road, Members would prefer that the scheme be abandoned with the road returned to the state it was before the cycle lane. Members believe the funds can be better spent on cycling infrastructure elsewhere.

Resolved: That a response to this consultation be delegated to the Chair of the Committee.

5.4 Cheshire East Contaminated Land Strategy consultation

Information on the consultations is attached and available online at: https://www.cheshireeast.gov.uk/environment/environmental_health/contaminated_land/contaminated_land.aspx. The deadline for comment is 5pm on 26th March 2021.

Resolved: That the Chair is to draft a response for presentation at the next Committee Meeting.

5.5 National Planning Policy Framework and National Model Design Code Consultation

Information on the consultations is attached and available online at: <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>. The deadline for comment is 5pm on 12th March 2021.

Resolved: That the Chair is to draft a response for presentation at the next Committee Meeting.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received on the 1st February concerning AQMA renovations.

Members noted the correspondence.

6.2 A Resident

Email received on 8th February containing comments on Capricorn Phase 2a revised highway arrangements (17/4838C).

The Committee thanks the resident for their submission.

6.3 A Resident

Email received on 10th February containing comments on amended Capricorn application (17/4838C).

The Committee thanks the resident for their submission.

6.4 Cycling UK

Email received on 13th February contains comments on the roundabout of amended Capricorn application (17/4838C).

The Committee thanks Cycling UK for the submission.

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.

Meeting closed 8.40pm

Cllr R Hovey

MW

Subject: [OFFICIAL] Cheshire East Contaminated Land Strategy Consultation

5.1

Good Afternoon

Cheshire East are pleased to share with you their draft Contaminated Land Strategy 2021 for consultation.

Our current strategy was adopted in 2015 and in this latest review, the strategy has been streamlined to append a lot of the background information (although necessary, the flow of the document was compromised previously), and to reflect changes in the Council's approach to land contamination assessment.

Consultation is now open and anyone is welcome to contribute. Details of the consultation can be found on our [website](#)

https://www.cheshireeast.gov.uk/environment/environmental_health/contaminated_land/contaminated_land.aspx. Please email any comments

to landquality@cheshireeast.gov.uk **by 5pm on the 26 March 2021**. We have also put together some frequently asked questions on the website that you may also find helpful.

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

Many thanks

BLANK

Subject: NALC Policy Consultation E-Briefing EPC2-21 - Model Design Code and Funding Bulletin

Dear ChALC Member Council

We have been asked to forward the below e-briefing for your consideration. The latest funding bulletin is also attached. Please note these are for our members only.

12 FEBRUARY 2021

PC2-21 | MODEL DESIGN CODE

Summary

The Ministry for Housing, Communities and Local Government (MHCLG) have recently launched a consultation seeking views on proposals to create a new Office for Place which would involve each local planning authority drawing up its own design code in consultation with local people that developers would have to adhere to. This would involve some changes to the National Planning Policy Framework (NPPF). There is currently an eight-week consultation on the proposals which will close in late March. The main consultation document can be downloaded [here](https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals) <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals> .

Context

The consultation itself follows directly from the Planning White Paper suite of consultations last summer. NALC responded to the Planning White Paper: Planning For The Future, Changes To The Current Planning System and Land Data consultations last Autumn (you will need to log into the members' area of the NALC website [here](#) to access these three responses).

The rationale, proposals and specific questions for this consultation, as well as the draft text updates to the NPPF and the annexed draft National Model Design Code (which is referenced in the main consultation questions) can be downloaded from [here](#).

In this consultation, the government is acting to implement some of the main recommendations from the [Building Better, Building Beautiful Report](#) <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission> .

For the expressions of interest to test out a new code - it would be advisable for county associations to contact the local planning authorities (LPA) in their area, to ascertain whether they are considering making a bid for pilot status and, if so, to emphasise to the LPA that the bid will be considerably strengthened if there is local council backing and involvement throughout.

NALC's current policy positions

The following paragraphs outline NALC's current policy positions, account of which will steer the response which we are likely to make to this consultation.

NALC agrees with the government that the planning system could be improved and should have more emphasis on building design, (we endorsed the recommendations in the report 'Living with beauty' published by the Building Better, Building Beautiful Commission – as we said in our overarching statement in response to the Planning White Paper and Changes to the Current Planning System consultation last year.

The NALC Policy Committee on 6 October 2020 adopted a suite of planning positions including the following one directly relevant to this consultation: “NALC will support changes to the planning system which it perceives will strengthen the system and the voice of democracy and lead to better quality, appropriately sited developments. It will not support planning changes which it perceives will work in the opposite direction.”

Other NALC Views:

- We welcome the proposed change in the NPPF to the definition of 'sustainable development' and also the section covering the presumption in favour of sustainable development (paras. 7 and 11), the strengthened wording for turning down poor development (para. 133) and the integration of design codes (para. 109). The other aspect which can be supported are the proposals in respect of development in protected landscapes (para. 175).
- We are concerned about the restrictions that are proposed for the use of Article 4 Directions (para. 53).

In Chapter 12 we would advocate that the default for the expression of local character and design preferences should be through a neighbourhood plan (though we do not advocate that every community area should be required to go through the neighbourhood plan exercise). We are suggesting that if a neighbourhood plan has a policy on design or develops a design code - that this is the standard against which design will be measured in their area.

- Whilst NALC agrees that local-specific policies on beauty will be needed, the concept of Supplementary Planning Documents might provide a simpler solution, which could embrace individual village design statements and their urban equivalents. We think there is no reason why where Village Design Statements were adopted - they could not be updated and incorporated into the local design codes.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to MHCLG:

Chapter 2: Achieving sustainable development

Q1. Do you agree with the changes proposed in Chapter 2?

Chapter 3: Plan-making

Q2: Do you agree with the changes proposed in Chapter 3?

5.2

Chapter 4: Decision making

Q3: Do you agree with the changes proposed in Chapter 4? Which option relating to change of use to residential do you prefer and why?

Chapter 5: Delivering a wide choice of high quality homes

Q4: Do you agree with the changes proposed in Chapter 5?

Chapter 8: Promoting healthy and safe communities

Q5: Do you agree with the changes proposed in Chapter 8?

Chapter 9: Promoting sustainable transport

Q6: Do you agree with the changes proposed in Chapter 9?

Chapter 11: Making effective use of land

Q7: Do you agree with the changes proposed in Chapter 11?

Chapter 12: Achieving well-designed places

Q8: Do you agree with the changes proposed in Chapter 12?

Chapter 13: Protecting the Green Belt

Q9: Do you agree with the changes proposed in Chapter 13?

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Q10: Do you agree with the changes proposed in Chapter 14?

Chapter 15: Conserving and enhancing the natural environment

Q11: Do you agree with the changes proposed in Chapter 15?

Chapter 16: Conserving and enhancing the historic environment

Q12. Do you agree with the changes proposed in Chapter 16?

Chapter 17: Facilitating the sustainable use of minerals

Q13. Do you agree with the changes proposed in Chapter 17?

National Model Design Code

Q15. We would be grateful for your views on the National Model Design Code, in terms of:

- a) the content of the guidance
- b) the application and use of the guidance
- c) the approach to community engagement.

5.2

Public Sector Equality Duty

Q16. We would be grateful for your comments on any potential impacts under the Public Sector Equality Duty.

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Friday 12 March 2021.