



## 5. OBSERVATIONS ON PLANNING APPLICATIONS

### Deferred from the Meeting held 10 June 2019

19/2539C Land South of, Old Mill Road, Sandbach

Hybrid Planning Application for development comprising: (1) Full application for erection of a discount foodstore (Class A1), petrol filling station (sui generis) and ancillary sales kiosk (Class A1), drive-through restaurant (Class A3 / A5), drive-through coffee shop (Class A1 / A3), officer (Class A2 / B1) and 2 no. retail 'pod' units (Class A1 / A3 / A5), along with creation of associated access roads, parking spaces and landscaping. (2) Outline application, including access for erection of a care home (Class C2), up to 85 new dwellings (Class C3), conversion of existing building to 2 dwellings (Class C3) and refurbishment of two existing dwellings, along with creation of associated access roads, public open space and landscaping. (Resubmission of planning application ref. 18/4892C).

**Resolved:** The Committee **OBJECT** to this application as a result of the following:

- Cheshire East has adequate housing for next 5 years.
- The Development is in Open Countryside, as noted by the CEC Strategic Housing Officer in their representation.
- If this development were to go ahead it would worsen an already bad traffic situation.
- Enlarging the roundabout won't improve traffic flow as the main holdup is at the lights going towards junction 17. As referenced by Highways England in their representation, this application does not consider the impact of traffic there, or the combined impact of this site with Capricorn. The Transport Assessment is greatly flawed in several aspects and the infrastructure in Sandbach is already stressed.
- Acceptable pollution limits in this area have almost been reached, with this site potentially worsening further the ongoing issue of Air Quality in Sandbach.
- There are enough of the types shops in Sandbach that have been included in the Planning application. Furthermore an out of Town Retail centre would cause shops in town to close due to dilution of trade and will contribute to a loss of identity in Sandbach. There appears to have been no consideration given to linked trips between this development and the Town Centre.
- The lack of consideration of pedestrianised, or public transport infrastructure between this development and the Town Centre could lead to elderly residents with mobility issues in the care home being effectively stranded in an out of town development.
- If the applicant expects users of this site to use the existing footpath network to reach the Town Centre, no thought appears to have been given as part of the "Roundabout Improvements" to the 60mph limit that comes into the roundabout, and the safety impact this may have on pedestrians.
- Footpaths 17,18 and 19 would be adversely affected if this application went ahead. Furthermore, a footpath down the back of a large supermarket would not be safe for the vulnerable sections of

society at night. Members support comments made by the Sandbach Footpath Group.

- All footpaths should also be made cycle accessible. Members are in full support of comments made by Cycling UK.
- There will be an increase in litter from new food outlets.
- The setting of the Sandbach Community will be significantly affected. The area, which is situated on a gateway to Sandbach and a field at present, contains very little greenery and trees and is orientated towards being a concrete jungle with little apparent consideration given to quality of urban design.
- There will be a detrimental impact on local school places, as noted by Children's Services on their representation.
- There will be a detrimental impact on the Doctors surgery, as noted by the NHS in their representation. The care home will especially add pressure to Ashfield's Doctors Surgery.
- The retail impact assessment fails to mention or take into account the new B&M store next door the site.

As a result of the above, this application is in contravention of the following Planning Policies: HC2, PC5, H1, H3, IFT1, of the Sandbach Neighbourhood Development Plan and PG2, SD2, EG5, SC5, SC6, CO1 of the Cheshire East Local Plan Strategy.

Submitted WE 14.06.19 response to Cheshire East by 10.07.19

19/2774C 18 Elanor Road, Sandbach, CW11 3FZ

Single Storey Extension

**Resolved:** No objection.

19/2833C 45 High Street, Sandbach, CW11 1AL

Listed building consent for proposed two storey flat roof rear extension, lowering of the existing front bay windows and internal alterations.

**Resolved:** Members have no objection to the Bay Windows and are happy with the proposed colour scheme. They are also keen to see the building returned to use. Members welcome the Conservation Officers view on the signage.

19/2820C 9 Old Middlewich Road, Sandbach, CW11 1DP

Demolition of workshop building and construction of new residential dwellings (resubmission of 19/1698C).

**Resolved:** No objection.

19/1082C Wheelock Primary School, Crewe Road, CW11 4PY

Safeguarding Fencing and Gates to School Perimeter (Amended plans/details submitted).

**Resolved:** Members **OBJECT** to the current proposals as the fencing still doesn't fit in with the surrounding area. Members have questioned the height of the current fencing could be extended to keep the fencing in keeping with the buildings around it.

Submitted WE 21.06.19 response to Cheshire East by 12.07.19

None received.

Submitted WE 28.06.19 response to Cheshire East by 17.07.19

19/2986C 9 Osbourne Close, Sandbach, CW11 3ZE

Convert garden into study and clks and insert new window to front elevation.

**Resolved:** No objection.

19/3012C Kintsre, 22 Smithfield Lane, Sandbach, CW11 4JA

Demolish the existing garage and side extension; rebuild the side extension and increase the roof height. Erect a kitchen and study in similar garage footprint – connecting to the house. The existing brick work will be covered in insulation and matching brick slips (to match the new brickwork) and the uPVC windows will be replaced. Internally remodel the rooms to provide an additional bedroom and bathroom.

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

- The site is being over intensively developed.
- Reversing from the drive back onto Smithfield Lane would be unsafe for both pedestrians and road users.
- The design of the application doesn't fit into the existing street scene.
- Members would like reassurance that the first floor roof could not be used as a seating area in future, causing overlooking issues and loss of amenity for neighbours.
- Members request that the building replacing the garage is moved 1m away from the boundary - into the site to reduce the impact on loss of sunlight to neighbouring gardens and reduce the impact of the overbearing nature of the increased height of the single storey extension

19/3028C McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH

The installation of 2 no. gallows style height restrictors.

**Resolved:** Members **OBJECT** to this application as they question the need for installation of these restrictors. Excluding vans from using the drive through could affect parking elsewhere (Ashfield's and Aldi) if customers have to go in store to order food.

19/2981C Waitrose, Brookhouse Road, Sandbach, CW11 4BD

Installation of 2no. new water chillers and new acoustic louvred screens in the Service Yard/Staff Car Park at the Waitrose store

**Resolved:** Members welcome the application if the acoustic impact is fully addressed and existing cooling equipment is removed from the roof as a result of this application.

19/3084C 3 Elworth Road, Sandbach, CW11 3HQ

Demolition of existing garage and replacement with two storey side extension and associated alterations

**Resolved:** Members have no objection, as long as access is maintained to the rear garden.

19/3080 Oakotis, Heath Road, Sandbach, CW11 2LF  
Construction of garage, stable block, barn and jumping area.

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

- In the absence of a noise assessment, Members have concerns of animal and rider welfare, especially whilst jumping, due to noise and pollution from the M6.
- Clarity is needed on whether the site is for Personal or Commercial use. If commercial, Members request Highways' view on the increase in traffic down the narrow Heath Road, and how this would be affected by school traffic.

## 6. CONSULTATIONS

### 6.1 Cheshire East Council

Email dated 14<sup>th</sup> June advising that consultation is now open for the Alsager Neighbourhood Plan – Regulation 16 Consultation.

**Resolved:** That the Clerk of the Meeting sends a note of support.

### 6.2 Cheshire East Council

Email and related information received on 19 June in relation to a Notice of Public Path Stopping Up Order for Footpath no.14.

**Resolved:** Members note this stopping up order with regret and have nothing further to add to previous objections.

## 7. CORRESPONDENCE

### 7.1 Sandbach Footpath Group

Email received on 1 July in relation 19/2539C – Land South of Old Mill Road.

**Resolved:** That the Correspondence be noted and the Correspondent thanked by the Clerk of the Meeting.

### 7.2 A Sandbach Resident

Email received on 1 July in relation 19/2539C – Land South of Old Mill Road.

**Resolved:** That the Correspondence be noted and the Correspondent thanked by the Clerk of the Meeting.

### 7.3 Cycling UK

Email received on 1 July in relation 19/2539C – Land South of Old Mill Road.

**Resolved:** That the Correspondence be noted and the Correspondent thanked by the Clerk of the Meeting.

## 8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 22 July 2019 at 7pm in the Literary Institution.

Meeting closed 8:17pm

R Hovey (Chair)

MW