

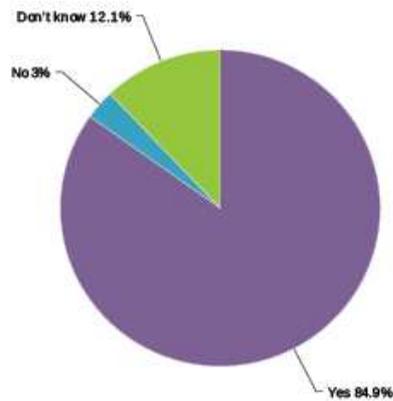
Sandbach CA review – Consultation summary and proposed changes

1 Consultation response summary

35 responses in total (33 responses by questionnaire, also TC formal response and an individual letter)

1a) Questionnaire responses

Question 1 - extension of the boundary

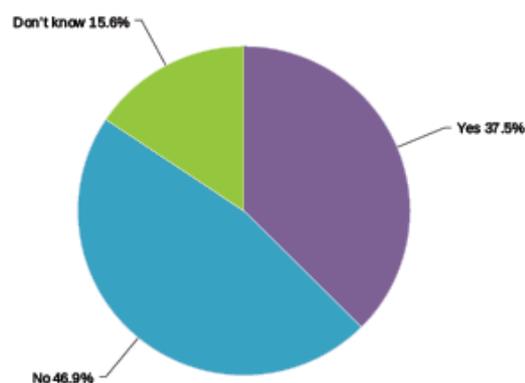


Yes	84.9%		28
No	3.0%		1
Don't know	12.1%		4
Total			33

Statistics

Total Responses 33

Question 2 - Proposed exclusion of part of green Street/Welles Street



Yes	37.5%		12
No	46.9%		15
Don't know	15.6%		5
Total			32

Statistics

Total Responses 32

Summarised comments explaining why respondents disagreed with exclusion

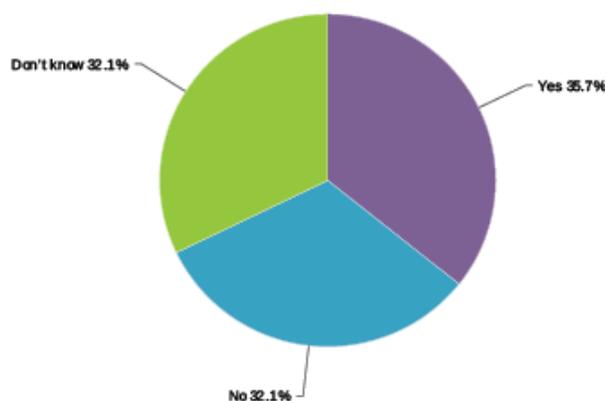
- Alterations haven't been that bad and the historic character remains
- Exclusion dilutes the principles of initial designation and the purpose of the CA and it sets a precedent. It would be detrimental to exclude part and try and enhance the remainder
- If included stand better chance of restoration – exclude and there is little chance
- The streets are visible from the conservation area (and would be if the boundary was amended)
- Justification is as a result of poor planning and enforcement - this must be strengthened
- Changes undertaken have been a response to improve comfort of houses. Timber windows and doors require more regular maintenance and replacement and cost more
- The condition of streets and pavements should also be tackled – cleaning, weed removal, resurfacing and apply pressure to store waste bins to the rear of houses

Q 3 - Proposed Action/Management plan – top 5 actions

1	action 1 - Article 4 direction	CEC to lead
2	action 8 – improve design quality in planning process	CEC to lead
3	action 3 – local list of assets at risk	CEC to lead
4	action 13 - Shop front/building frontage improvement scheme	STC to lead
5=	action 2 - Promotion of CA to residents, businesses – leaflets, website etc.	STC to lead
5=	action 6 - Highway/streetscape works protect/reinstate historic streetscape	CEC to lead

NB: Some specific comments were made in respect to individual actions, these will be summarised in the final consultation report

Q4 – Other recommended management proposals



				Statistics	
Yes	35.7%	<div style="width: 35.7%; height: 15px; background-color: #6a3d9a;"></div>		10	Total Responses 28
No	32.1%	<div style="width: 32.1%; height: 15px; background-color: #00a0c9;"></div>		9	
Don't know	32.1%	<div style="width: 32.1%; height: 15px; background-color: #90c040;"></div>		9	
Total				28	

Other recommendations (summary)

- Resist changes to exterior of Town Hall (particularly the glazed kiosk)
- Publically praise those who do good things (e.g. Old Hall and Old Black Bear)
- Clamp down on takeaways
- Ensure street spellings are accurate
- Improving conditions for cyclists including the Lanes and the main route along High Street. This should be linked to the outcomes of the movement study. Improvements should improve and not affect cyclists access to the town centre. This should include a safety audit of all the existing cycleway traffic management infrastructure
- All conservation streets to be cleaned and weeded and shop keepers should be encouraged to keep frontages clean
- Seek spot listing of the Mill and Demeter Health Foods (and potentially other buildings)
- Modest householder grant scheme to restore historic features
- Facilitate a conservation area Friends/Trust group e.g. Harrow on the Hill
<http://www.harrowhilltrust.org.uk/>

Q5 - Other comments (summary)

- There should be a museum in the town
- Removal of the blue lights from the square – it is detrimental and feels ‘cold’ and should be replaced by amber or warm white. This will enhance the setting of the historic buildings around the square. Ladbroke’s is an eyesore (2)
- Concern about the proposals for the frontage of the Town Hall (4)
- Proposals listed are excellent for the town, giving re-emphasis on the status of the conservation area (2). Some bad examples of buildings and frontages in the CA.
- Lots of residents who are inspired to become involved – please ask us (2).
- To succeed whole project also needs the backing of the business community and needs co-ordination between planning, highways and streetscape who need to be supportive.
- Sandbach should not become a ‘clone’ town, it needs to keep its historic market town status
- Improve cycling provision (as per comments in relation to Q4)
- Discourage fly posting and take action against A boards
- Improve the environment of the Lanes and encourage landlords to keep them in good order e.g. George’s Walk.
- Control of pests – rats and pigeons
- Design guidelines for shop signs and fascias to ensure they reflect town’s heritage
- Concern about proposed new development and the impact on green spaces and other infrastructure. Concern about demolition of listed building to accommodate new development (presumably a reference to Dingle Farm proposals) (3)
- All listed and locally listed buildings should be marked on a map and unsympathetic proposals affecting the setting should be refused. Views into and out of the CA should be defined and protected. Development should reflect the organic qualities of Sandbach
- There should be a heritage watch group which should comprise experts and not enthusiastic amateurs
- Conservation area should extend to include other parts of the town centre, including Congleton Road and list the Mill, Demeters Health Food Shop.
- Barclays Bank a well designed, modern building
- Too many of proposals attributed to STC which does not have the resource. Should be with CEC which does

1b) Sandbach Town Council response to Part 2 Management Proposals (only those identified where change is recommended by STC)

Proposals

Proposal 1 boundary amendments

- Disagree with extension to include 45-67 Middlewich Road
- All of curtilage of Dingle Farm and paddocks to be included

Proposal 2 zone of sensitivity and setting of conservation area

- Agreed but benefits need to be clarified in the document

Proposal 5 assets at risk

- Add the Lower Chequer

Proposal 9 shop fronts and commercial buildings

- Agreed in principle but needs to be expanded to include:
 - In preparation of more detailed guidance STC should be involved
 - A clear adoption route, highlighting vehicle as being CEC
 - Actions to be included in the Management Plan

Management Plan (summary table)

Action 7 - Key partner to be STC

Action 12 – Change wording to ‘Develop’ (not promote) and ‘strategy’ (not scheme)

Action 14 - Change wording to ‘Develop’ (not promote) and ‘strategy’ (not scheme)

Action 16 – change timescale to short- medium

Action 17 – insert ‘and encourage’ after promote

Action 18 – insert ‘and encourage’ after promote; Make STC lead body with community as key partner

Action 19 Insert ‘Encourage’ at start of sentence

Other recommended actions

Item 9 – Make CEC lead body and STC key partner

1c Consultation response letters and emails

- Concern about potential for area being removed because of changes to doors and windows, this could happen to other areas. Is the intention to stop people improving their homes?
- In the past a shop was prevented from putting up external security shutters after having windows broken but were eventually allowed to put inside
- Concern about changes proposed as have seen some of so-called improvements in the past
- Historical information relating to Scotch Common and the skirmish are incorrect – believe the skirmish occurred on the Cobbles as Scots raided the market. The Common is not Common Land as it was donated by Lord Crewe
- Fountain and town pump do not get mentioned
- A pity that only the town centre is included as Elworth and Wheelock are important too
- Local authority failings: High Street transportation scheme; ignoring local businesses about preventing parking on cobbles; digging up the cobbles, and, proposed kiosk at Town Hall

Proposed changes

Appraisal changes

- Further research the history of the skirmish and relationship to Scotch Common – amend or clarify as necessary
- Correct typographical errors and update and amend as required, including amendments to analysis plans as required
- Re-title heading “6 suggested boundary amendments” on page 66 to “Potential boundary amendments”. Substitute Map 11 with the areas of assessment plan from page 1 of Appendix 2b (i.e. the plan showing the areas originally assessed rather than the proposed boundary revisions)

Proposed boundary changes

- **Dingle Farm** - The ward member for the area and the Town Council believe that the paddock land to Dingle Farm should be included within the Conservation Area. They consider that they represent the majority community view in this respect and that officers should amend the document accordingly.

Officers were concerned that this was not appropriate and originally considered and discounted this approach, favouring the extension of the conservation area to include the farm’s immediate curtilage (which is clearly defined on site). However, the recent appeal decisions in relation to proposed development at Dingle Farm concluded that the setting of the farm was extensive; including the paddocks and that their development would contribute to suburbanising and therefore seriously harming the setting of the listed building and a key approach into the conservation area.

Legal Officers have advised that as the paddock land was not originally included in the proposed revised boundary and therefore not subject to the original consultation, it would not be appropriate to include it as part of this conservation area review. Therefore, it is proposed to proceed with adopting the revision to the boundary as originally proposed, namely to include the immediate curtilage of Dingle Farm, but not the paddocks.

Given the consultation responses and planning appeal decision, it is proposed that a further, targeted review be undertaken at the earliest opportunity to consider the inclusion of the paddocks and land associated with Dingle Farm within the Conservation Area. This will include appropriate consultation, as required by the legislation and to reflect the community consultation procedures of the Council.

- **Middlewich Road** - The Town Council made representation that there should be no extension of the conservation area along Middlewich Road beyond Chapel Street, however there was some community support for its inclusion. The area includes properties associated with the former ERF works and former community buildings some of Victorian origin and is a key gateway to the town centre. It is therefore recommended that this area continue to be included in the revised conservation area.
- There was a majority view that Green and Welles Street should remain within the Conservation Area – retain this area within the designated conservation area
- No other changes are required, therefore the areas of Wesley Street and Bradwall Road and 9-15 the Commons will be included in the Conservation Area
- Upon final decision by the Portfolio Holder, adoption of the boundary and then amendment to the conservation area boundary plan included in the Character appraisal

Management Plan amendments

- Proposal 2 – modify and insert additional text to clarify the purpose and benefits of the zone of sensitivity
- Proposal 5 - Reviewing the list of potential buildings at risk given the time that has lapsed since the draft was prepared.
- Edits to summary table as set out in STC response (see section 1b above), except action 12 – should still refer to ‘scheme’ as opposed to strategy , as this is a project - action 10 of the summary (now action 6 of non-priority projects of the modified action plan) refers to a public realm strategy

Suggestions from the public that should not form part of the current management plan

- Publically praise those who do good things – a locally managed awards scheme has been discussed with STC and they will lead that - this should not be specifically part of the Management Plan however a reference will be made in the other recommended actions section of the Management Plan.
- Modest householder grant scheme to restore historic features – given present resource issues, this should be considered as part of a future review of the Management Plan
- Seek spot listing of the Mill and Demeter Health Foods – it is highly unlikely that these buildings will meet present listing criteria and they are already identified as being buildings that make an important contribution to the conservation area.

Those that should be included in the current management plan

- Facilitate a conservation area Friends Group similar to that in place in Harrow on the Hill to be community led but facilitated and supported by the Town Council and/or the Sandbach Partnership