

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Cabinet Member for Housing and Jobs

**Date:** 27 April 2015

**Decision in the matter of:** Proposed Adoption of Amendments to the Boundary of the Sandbach Town Centre Conservation Area and Adoption of the Associated Character Appraisal and Management Plan

**Decision:** **RESOLVED**

1. That officers be authorised to undertake the necessary notification of amendment to the Conservation Area as required by Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and also be authorised to carry out the necessary amendments to the Conservation Area character appraisal and associated management plan and to publish them accordingly, as set out in 10.17 to 10.20 of the report.
2. That officers be authorised to engage in the implementation of actions within the Management Plan in accordance with standing orders and subject to separate reporting requirements as deemed necessary on an action by action basis.
3. That officers be requested to carry out a further review of the Conservation Area boundary adjacent to Dingle Farm at the earliest possible time.

**Background:** Local Authorities have a statutory responsibility to manage the built heritage of their area including the periodic review of conservation areas and to formulate and publish proposals for preservation and enhancement of those areas.

Sandbach Town Centre Conservation Area was first designated in 1970. An appraisal was prepared for that designated area. Since then the conservation area has been extended on two more occasions, the first in 1976 and more recently in 1995. Neither of those extensions were the subject of updated appraisals or management proposals and therefore the appraisal and management proposal coverage is incomplete and where there is coverage, it is

over 40 years old.

The review has comprised the preparation of a character appraisal for the conservation area, a review of the conservation area boundary and preparation of draft management proposals for the conservation area, including a draft management plan. An extensive programme of consultation was undertaken, some of which was undertaken jointly with Sandbach Town Council.

Given the consultation responses and the recent planning appeal decisions at Dingle Farm, it is proposed that a further, targeted review be undertaken at the earliest opportunity to consider extending the conservation area further to include 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.

**Background Documents:**

Sandbach Conservation Area Action Plan - report (final)  
Sandbach Conservation Area Action Plan - Appendix 1  
Sandbach Conservation Area Action Plan - Appendix 2  
Sandbach Conservation Area Action Plan - Appendix 3

**Approved:**

Councillor Don Stockton (Cabinet Member for Housing and Jobs)

**Date:**

27 April 2015

**Advising Officer:**

David Hallam (Principal Conservation and Design Officer)

**Decision maker:** Cabinet Member for Housing and Jobs

**Date:** 27 April 2015

**Decision in the matter of:** Sandbach Town Council Neighbourhood Plan Regulation 14 Consultation

**Decision:** **RESOLVED**

That the comments and recommendations shown in Appendix 1 of the report be submitted to Sandbach Town Council as Cheshire East Council's formal response to the Sandbach Town Council Neighbourhood Plan consultation subject to the inclusion in paragraph 3.4 of the comment that Cheshire East Council is supportive of the allocation of the site for employment use.

**Background:** Sandbach Town Council has produced a draft Neighbourhood Plan and are seeking representations on its content.

The reasons for each recommendation are outlined in the consultation response attached at Appendix 1 of the report. Neighbourhood Plans must be produced to support sustainable development and meet the basic conditions as outlined at para 8(2) of Schedule 4B of the Town and Country Planning Act 1990. They must be produced in conformity with the National Planning Policy Framework (NPPF) and the strategic policies of the adopted local plan. In Cheshire East the relevant adopted local plan consists of the saved policies held within the Congleton Borough Local Plan 2011.

This response takes into account the NPPF. The existing Congleton Borough Local Plan, the emerging Cheshire East Council Local Plan Strategy, and other relevant legislation including the Localism Act 2011, and the Neighbourhood Planning General Regulations 2012.

**Background Documents:** Sandbach Town Council Neighbourhood Plan - report (final)  
Sandbach Town Council Neighbourhood Plan - Appendix

**Approved:** Councillor Don Stockton (Cabinet Member for Housing and Jobs)

**Date:** 27 April 2015

**Advising Officer:** Tom Evans (Principal Planning Officer)