

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Housing and Planning** held on Tuesday, 19th April, 2016 in Room G4, Westfields, Middlewich Road, Sandbach, Cheshire CW11 1HZ

PRESENT

Councillor A Arnold

Councillor in attendance:

Councillor B Moran

Officers in attendance:

Katherine Bailey – Conservation Officer

Cherry Foreman – Democratic Services Officer

40 APOLOGIES FOR ABSENCE

There were no apologies for absence.

41 DECLARATIONS OF INTEREST

There were no declarations of interest.

42 PUBLIC SPEAKING TIME/OPEN SESSION

Tony Bastock, a local resident, spoke in support of the extension to the Conservation Area and welcomed the additional protection it would give to its preservation.

Mike Benson of Sandbach Town Council also endorsed the proposals. A discussion ensued on other ways in which the area could be protected and enhanced and advice on the options available continued outside the meeting.

43 SANDBACH TOWN CONSERVATION AREA - PROPOSED AMENDMENTS TO BOUNDARY

It was reported that the conservation area had last been reviewed in 2014 and as part of the appraisal processes of that review this boundary amendment was proposed. Up until that time there had not been a review of the conservation area or a Conservation Area Character Appraisal and there were also no up to date conservation management proposals for the conservation area.

The area enclosed by the boundary amendment was previously put forward for inclusion by the ward member for the area and the Town Council who considered the request represented the majority community view. A decision on this area was, however, postponed at that time due to a planning appeal for new housing on land within part of the proposed conservation area.

The land immediately adjacent to Dingle Farm is in the recently revised conservation area boundary and part of the curtilage to the Listed Farmhouse (grade II). The remaining 2 paddocks, 7 Dingle Lane and part of Dingle Lane are

proposed to be included within the conservation area boundary. These paddocks influence perceptions upon approach to the conservation area. They form part of the significance of the listed building and give context the farm and conservation area. Dingle Lane is an informal Green Lane with a key view into the conservation area, defined by the visual juxtaposition of the farmhouse and the Church and its environs. Following a recent appeal a planning inspector decided that the paddocks form a part of the setting and significance of the listed buildings and also the conservation area. The conservation officer agrees with this assessment. They provide evidential and aesthetic value to the listed building and conservation area and therefore should be included in the Sandbach Conservation Area.

RESOLVED

1. That the Sandbach Conservation Area be extended as per the boundary plan attached to the report.
2. That the Environmental Planning Manager 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.

The meeting commenced at 1.00 pm and concluded at 1.20 pm