

## **SOUTHERN PLANNING COMMITTEE – 28<sup>TH</sup> JANUARY 2015**

### **UPDATE TO AGENDA**

#### **APPLICATION NO.**

14/5044C

#### **LOCATION**

*Land east of School Lane, Sandbach.*

#### **UPDATE PREPARED**

26<sup>th</sup> January 2015

#### **Councillor Corcoran**

Cllr Corcoran submitted an email on 19<sup>th</sup> January, informing Officers that there had been a serious crash over the weekend at the junction of Church Lane and Heath Road. He questioned whether the recommendation should be reviewed or the application withdrawn.

This email was forwarded to the Head of Strategic Infrastructure. His response is set out below.

*“Clearly the junction of Church Lane and Heath Road is a very different prospect to the concern of the Head of Strategic infrastructure regarding the additional private garage court access proposed by the developer for this application to serve a small number of parking spaces.*

*The reason why the HSI objected to this second access on the frontage of this site was primarily with regard to quality of design and the level of place making that could be achieved within the site if the affordable housing element was accessed via the primary access rather than the separate access proposed.*

*It is also desirable to minimise the number of junctions and junction turning movements onto an existing highway in any event however it is my understanding that the LPA have taken the view that the wider planning balance outweighs these ancillary highway concerns.”*

#### **Representations**

One further representation has been received from Sandbach Heath Neighbourhood Forum. This puts forward the following objections to the proposal:

- Urbanising effect on School Lane

- Fragmented approach to both the houses and traffic management
- Technically and socially divisive
- No obvious community benefit
- Adverse impact on highway safety

**Recommendation**

No change to the recommendation in the report.