

SOUTHERN PLANNING COMMITTEE – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

17/1504C

LOCATION

Wheatsheaf Hotel, 1, HIGHTOWN, SANDBACH, CHESHIRE, CW11 1AG

UPDATE PREPARED

30th June 2017

Highways & Parking

The proposal is for elevational alterations to the Wheatsheaf Hotel public house and the formation of a new access off Old Mill Road into the rear of the property and an adjacent property.

Since publication of the original report the need to control by condition the creation of a turning lane on Old Mill Road into the new access has been noted. Such a condition should be worded as follows:

Prior to the commencement of development plans to show the provision of a right turning lane at the site entrance on Old Mill Road (the A533) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of road markings shall be implemented in full before the new access is first brought into use.

Public consultation

Since publication of the original committee report, seven additional comments have been received from the public, all in objection. Most were follow-up comments from previous objectors in response to amendments to the original scheme, mainly related to:

- The proposed outdoor dining area will cause noise disruption to nearby residents, including arising from live or recorded music potentially played outside (*The Environmental Protection team have advised that any noise disruption arising through the proposed dining area would be most appropriately addressed through the terms of the premises alcohol licence. It is noted that the premises has had some outdoor seating provision in the same area as that proposed for the dining terrace, which may or may not be covered by their existing licence*).
- Effectiveness and appropriateness of the proposed barrier across the existing access (*The exact design and appearance of the proposed*

barrier is to be addressed by condition, these issues will be taken into account when discharging the condition).

- Concern about effects on residents of creating a pedestrian cut-through along The Gardens – disruption and anti-social behaviour (*It appears unlikely that the creation of a new pedestrian route would result in significant disruption arising from members of the public using the new route*).
- Concern that the new access will result in pub customers using the land off The Gardens as overspill parking, as the gated access will not be controlled. (*Customers will be directed to the parking at the rear of the Wheatsheaf by signage which will be required to be installed and retained by the permission. Condition 5 has been amended to note this*).

RECOMMENDATIONS

No change to initial recommendation.

APPROVE subject to the following conditions:

- 1. Standard time 3 years**
- 2. Approved Plans**
- 3. Submission and approval of details of materials**
- 4. Submission and approval of lighting details (EP)**
- 5. Submission and approval of details of boundary treatments, gates and traffic direction signage**
- 6. Landscaping details including boundary treatment and surfacing materials to be submitted and approved**
- 7. Implementation of landscaping**
- 8. Submission and approval of turning lane on Old Mill Road**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.