

SOUTHERN PLANNING COMMITTEE UPDATE – 5TH FEBRUARY 2020

APPLICATION NO: 19/5010C

PROPOSAL: Full planning application for the relevant demolition of existing dwelling in a Conservation Area and erection of Class A1, A2, A3 and A5 units and 14 residential units, associated access, car parking and landscaping

ADDRESS: The Croft, High Street, Sandbach, CW11 1AL

APPLICANT: Muller Property Group

Additional Information

In response to the publication of the committee report the applicant has responded as follows;

- The comments made by the case officer are incorrect in that they refer to St Marys Church being Grade I (the church is Grade II*). As the reasons for refusal relate to the heritage impacts then it is unreasonable that the report is put to planning committee. The planning balance should weigh in favour of the development.
- The site is the subject of a site allocation and as such the principle of development is acceptable. This implies that a degree of change is expected. The site represents a poor visual presence in the Conservation Area.
- The applicant disagrees with the planning balance. There are clear benefits of the scheme – such as the site being in a sustainable location within Sandbach Town Centre.
- It is noted that there is no objection to the housing part of the development.
- The comments from the Conservation Officer were made available to the applicant on 24th January 2020 giving no time to respond.
- The zone of visual influence on the heritage assets is extremely limited and the proposal does not undermine the quality of views to the heritage assets.
- The proposal provides an active frontage enhancement to Brookhouse Road whilst reinforcing the retail offer in Sandbach
- The proposal delivers an extension in the range of retail outlets for Sandbach at a time when the Government is trying to underpin the High Street.
- The proposal will reinforce existing connectivity
- No evidence has been presented as to why the harm outweighs the benefits
- The proposal adds to the strength of St Georges Way as a pedestrian route to the town centre
- The development will add vibrancy to the town
- The propose design is proportionate with the historic buildings in Sandbach. The materials and attention to articulate detailing are equally reflective of a continuance of the architectural and cultural

precedents demonstrated in the historic buildings. The development is a transition between the large contemporary supermarkets of Waitrose and Iceland and the finer urban grain of Sandbach Town Centre.

Officer Response

The Conservation Officer consultation response incorrectly refers to St Marys Church being a Grade I Listed Building. This was spotted by the case officer who verbally discussed this with the Conservation Officer. The Committee Report is correct and the Listed Building Grade was considered correctly by the case officer.

The other issues raised in the above representations are considered within the main report.

RECOMMENDATION:

No change to the recommendation.