

Muller site near B&M Comment on the Appeal

This is MOST IMPORTANT.

Muller have appealed against planning refusal (21/2412C) for housing on the hill opposite the B&M roundabout (on the south-east side of the bypass). This adversely affects footpaths FP17, 18, 19 and 50. If you don't want these to become mainly just pavements in the proposed estate, **please** object to the Planning Inspectorate, who runs the Appeal.

The closing date is 23rd February 2023.

Please use your own words (the inspectorate might ignore cloned copies of text), but some KEY WORDS and 10 "**Ideas and suggested text for your comments**" are included further down this email.

Here's how to object:

INSTRUCTIONS for sending comments to The Planning Inspectorate

Click this link:

<https://acp.planninginspectorate.gov.uk/>

A page titled Appeals Casework Portal should show.

Ignore the box for Log in or Register.

Go to the box on the right "Search for a case"
enter into the search box the 7-digit ref number
3313892

click the Submit Search in the dark green box

A new page shows with the full info:

Reference: APP/R0660/W/22/3313892

Below that it should state Muller Property Group Ltd. with the site address "Land South of Old Mill Road".

Now click "Make representation" in the dark green box top right.

A new page shows

This confirms the Case Details

Click "Save and Continue" in the dark green box bottom right.

A new page shows, titled:

Make Representation on Case APP/R0660/W/22/3313892

This is a form to fill in with your comments.

Under Your Details, click the button "Interested Party / Person", the button then fills in.

Now enter your details

Note your details do not appear on the Planning Inspectorate website.

However, if you do not want anyone other than the Planning Inspectorate to see your details, please request at the beginning of your comments "please redact my personal information". The Inspectorate will do the rest.

Ideas and suggested text for your comments

Use your own words perhaps using "Key words and phrases" from:

KEY WORDS - Footpaths/pavements, dismiss Appeal, CEC already refused, CEC Decision Notice very clear, Appeal not necessary, danger to walkers from vehicles/cars driving in and reversing out of drives over a Right of Way, over 50 objections already sent in against 21/2412c, new site design needed to blend with local requirements.

OR, something similar to one or more of the (10) ideas below. Please choose at random, in your own words.

(idea 1.) As a member of Sandbach Footpath Group (SFG) I/we fully support/agree with/reiterate all the reasons for refusal stated by CEC in the Decision Notice for 21/2412C dated 8Aug2022, particularly the point number 4 regarding Footpaths. I draw the inspector's attention to the Sandbach Footpath Group letter of objection to 21/2142c.

I fully support this letter and trust the inspector will read it thoroughly.

(idea 2.) I object to the the Appeal by Muller against the CEC decision on 21/2412c. I agree with the Notice of Decision and support all four reasons, especially reason 4 concerning the Rights of Way.

I concur with the objection written by Sandbach Footpath Group 30 Mar 2022 and I hope the inspector will take note and support this letter and the CEC Notice of Decision.

(Idea 3.) The decision taken by CEC on 21/2412c should not be revisited. The CEC Decision Notice is quite clear and I oppose the appeal.

Furthermore, I am in agreement with the objection written 30 March 2022 by Sandbach Footpath Group.

I hope the inspector, after due consideration will dismiss the Appeal.

(Idea 4.) I see the application 21/2412c as being poorly thought through in terms of:

a) Rights of Way Footpaths routed on urban pavements, rather than through a green aspect,

b) safety and lack of risk assessments with so many driveways traversing the Footpaths,

c) provisions for a NEAP (or Neighbourhood Equipped Area for Play). being lacking in suitable aspect and public surveillance.

(Idea 5.) I completely disagree with any need for an Appeal on 21/2412c. The CEC Notice of Decision is carefully and clearly worded. If the Appeal is not dismissed, I will continue to object, with the intention of eventually seeking a Public Inquiry, particularly as regards the proper treatment of the Rights of Way.

(Idea 6.) This Appeal is not necessary, CEC have already made perfectly valid reasons for refusal and over 50 local residents have objected. The footpaths 17 and 19 have been routed mostly onto pavements with cars being driven in and reversing out of drives, with obvious safety implications. There is no point in going through it all again at an Appeal - it has been refused. It is time to move on to a better plan.

(Idea 7.) Muller have made several planning applications on this site. None has been properly thought through and they have all been refused or withdrawn at some stage, except 21/2412c. This application is as flawed as the others regarding lack of thought given to Footpath Rights of Way 17 and 19. The application should be withdrawn.

(Idea 8.) This appeal shows the desperation of Muller. All their previous planning applications have been refused or withdrawn for vey good reasons. Common to all their applications is that the Footpaths 17 and 19 have not been properly planned into the site. Merely putting the footpaths on pavements is a childish simple approach. The site design needs to be withdrawn and started again. An Appeal is

not necessary, a fresh start, with a completely new design, with treating the footpaths properly.

(Idea 9.) Muller have been trying to get approval on this site for years. This planning application, 21/2412c is no better than the previous submissions. The footpaths have not been properly allowed for and set in green walkways. Instead footpaths, particularly FPs 17 and 19 are mainly on pavements. Footpath 19 is shown partly hemmed in by Houndings Lane Farm sheds and a planned Care Home again by Muller (not part of this particular application). An Appeal is not necessary, the design needs to go back to the drawing board.

(Idea 10.) This Appeal has no substance. It merely contradicts the perfectly clear CEC refusal for planning 21/2412c and adds no truly new information. The Footpaths, despite being enshrined in legislation have been partly routed onto pavements, so defeating the object of a Public Right of Way. The Appeal should be dismissed and properly designed plans submitted instead.

BACKGROUND INFO:

The link to the Appeal Notification letter is:

https://www.sandbachfootpaths.org/wp-content/uploads/2023/01/Appeal-Notification-23Jan2023-21_2412c.pdf

To view the CEC Decision Notice, with (5) reasons, refusing the Muller planning application click here:

<https://www.sandbachfootpaths.org/wp-content/uploads/2023/01/212412C-Notice-of-Decision-08412094.pdf>

Reason 4 specifically concerns footpaths.

To view the SFG objection (Mar2022) to the planning application 21/2412c, click here:

https://www.sandbachfootpaths.org/wp-content/uploads/2023/02/SFG-objection-21_2142c-March-2022_08380096.pdf

Note, there are about 58 more comments/objections (Mar 2022) from the public on 21/2412c at the CEC website.

To view the Statement of Case from Muller (this contradicts most of the CEC Decision Notice), click here:

<https://www.sandbachfootpaths.org/wp-content/uploads/2023/02/Muller-Appeal-Statement-of-Case-no-Appx-08451432.pdf>

(about 28 pages of Appendix listings have been deleted, leaving 24 pages)

To view my comments/objections on behalf of SFG to the Planning Inspectorate re the Appeal, click here:

https://www.sandbachfootpaths.org/wp-content/uploads/2023/02/21_2412C-SFG-Appeal-comments-3313892-3Feb2023.pdf

To view the site plan showing original footpaths Rights of Way with the planned routes for footpaths, click here:

https://www.sandbachfootpaths.org/wp-content/uploads/2023/02/Footpath-plan-21_2412C.pdf

TO VIEW PLANNING APPLICATION 21/2412c, click here:

https://www.cheshireeast.gov.uk/planning/view_a_planning_application/view_a_planning_application.aspx

Then enter 21/2412c in the box and click "Search".

The first page to show is the most recent, 2023, and previous pages go back to 2021 (about 12 pages total).

To view a document, click the blue "21/2412C" on that line in Column 1, on the left.