

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday, 8 January 2018, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors R Hovey (Chairman)
M Forster (Town Mayor)
G Price Jones
J Cartlidge (19:12)

The Meeting did not start until 19:12 due to the Committee not being quorate.

1. APOLOGIES FOR ABSENCE

Councillors: A Smith
M Lea-O'Mahoney
C Lowe

Absent without apologies: K Haines
R Hoffmann
P Eaton

2. DECLARATIONS OF INTEREST

Councillor R Hovey declared a Non-Pecuniary interest in application 17/6407C as the Chairman of the Market Hall Steering Group.

Councillor M Forster declared a Non-Pecuniary interest in application 17/6407C as the Chairman of the Market Hall Working Group/Projects Team.

Councillor G Price Jones declared a Non-Pecuniary interest in application 17/6407C as a member of the Market Hall Steering Group and a Pecuniary interest in application 17/6407C as a trader on Sandbach Indoor Market.

There being no members of the public in attendance, the Chairman did not adjourn the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING & CONSULTATION COMMITTEE MEETING HELD ON 11 DECEMBER 2017.

As there was not a quorate number of members in attendance from the last meeting, the approval of these minutes was deferred until the next meeting of the Planning and Consultation Committee on 29 January 2018.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 15.12.17 response to Cheshire East by 09.01.18

17/6326C 29 Hassall Road, Sandbach, CW11 4HQ

Rear single storey extension.

Resolved: No objection.

Submitted WE 22.12.17 response to Cheshire East by 01.02.17

17/6407C Market Hall, High Street, Sandbach, CW11 1AX

Listed building consent for Refurbishment of Market Hall including external and internal maintenance and re-decoration, construction of new lobbies, replacement of internal roofs and new lighting.

Members were unable to comment on this application due to not being quorate for this item following the pecuniary interest made by Cllr G Price Jones.

Submitted WE 29.12.17 response to Cheshire East by 19.01.18

None received.

Submitted WE 05.01.18 response to Cheshire East by 24.01.18

17/6465 12 Dingle Lane, Sandbach, CW11 1FY

Two Storey extension to west elevation, alternations to existing single storey garage to form rooms within the room.

Resolved: No objection.

17/6418C 132, Crewe Road, Sandbach, CW1 4PX

Demolish existing Porch/Conservatory and build a grey Orangery.

Resolved: No objection.

18/0023C 48 Hassall Road, Sandbach, CW11 4HN

Proposed single storey rear extension, external render coat to part of existing dwelling house and associated alterations.

Resolved: No objection.

17/6434C 1 Turnpike Court Middlewich Road, Sandbach, CW11 3EJ

Erection of end wing two storey extension and courtyard infill two storey extension to create 9 additional bedrooms and 2 day lounges to existing 51 bedroom Nursing Home.

Resolved: No objection however, Members would like the Planning Officer to consider the implications of the first-floor lounge overlooking the gardens of Neighbouring residential properties.

17/6279C 15 Welles Street, Sandbach, CW11 1GT

Change of use of a residential premises (C3) to a shop premises (A1) and elevational changes to include a shop window and sign.

Resolved: Members **OBJECT** to this application due to the loss of the archway above the door in the Conservation Area. This is in contravention of Policy HC1 of the Sandbach Neighbourhood Development Plan. Members note that other businesses in the row of shops on Welles Street (such as Minshulls Café) have retained their Historic Features and hope that this application can do the same. As the application site is in the Conservation Area, Members would also like to see comments from the Conservation Officer.

Members would like to stress, however, that they hope this long standing and important business can be retained within Sandbach.

5. CONSULTATION

None received.

Cllr R Hovey confirmed that a response to the Cheshire East Housing Strategy Consultation has been submitted.

6. PLANNING LOOPHOLE

Cllr R Hovey has received an email from the Sandbach Neighbourhood Plan Group who have taken this work on. Members conveyed their thanks to the Group.

7. CORRESPONDENCE

7.1 Cheshire East Council

Email received on the 20th December 2017 advising of a neighbourhood plan proposal submitted by Disley and Newtown Parish Council.

Resolved: That the Clerk of the meeting sends a note of support to Disley and Newtown Parish Council.

7.2 Cheshire East Council

Email received on the 2nd January 2018 advising that application 17/3915C, Land South of Middlewich Road, is being considered at Southern Planning on the 10th January 2018 and that Public Participation is invited.

Resolved: That the Item be received.

7.3 Cheshire East Council

Email received on the 2nd January 2018 advising that application 17/3916C, Land South of Middlewich Road, is being considered at Southern Planning on the 10th January 2018 and that Public Participation is invited.

Resolved: That the Item be received.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning & Consultation Committee meeting will take place on Monday, 29 January 2018 at 7pm in the Literary Institution.

Meeting closed 7:40pm
Cllr R Hovey (Chairman)

MW

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