

SANDBACH TOWN COUNCIL

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

PRESENT Councillors R Hovey (Chairman)
M Forster (Town Mayor)
G Price Jones
J Cartlidge
C Lowe
A Smith
P Eaton

Also present were two members of the public

1. APOLOGIES FOR ABSENCE

Councillors: K Haines

Absent without apologies: M Lea-O'Mahoney
R Hoffmann

2. DECLARATIONS OF INTEREST

There were none.

The Chairman adjourned the meeting to allow questions from members of the public.

Mr T Boxer

Mr Boxer spoke about the disposal of Arclid Household Waste Recycling Centre by CEC. He noted that the site is not sited in Sandbach but is close enough to be of interest. Mr Boxer has the following concerns about the disposal:

- As it is wild, untended and unmanaged, the site is a Wildlife Haven. If disposed of its future is uncertain.
- The site helps to soak up pollution and improves Air Quality in the area.
- Bats and Owls may live in the disused depot building and could be disturbed.
- If this site is built upon, could this open the door to development on the whole of Arclid Wood?

- He is not comfortable with the procedure that has been followed. The Legal team at CEC say that they have no instructions to sell the land, but documentation say that CEC are trying to 'dispose' of it.
- How will the new owner deal with the existing telephone mask that is excluded from the sale?
- The feeling that CEC hasn't thought this disposal through, with the Legal Team rushing the process.

Mr Boxer asked if the Committee can use their influence to get to the bottom of the situation. He believes that the site would be better if left and preserved as a wildlife resort.

Following the questions, the Chairman reconvened the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING & CONSULTATION COMMITTEE MEETING HELD ON 11 DECEMBER 2017 AND 8 JANUARY 2018

Resolved: That both sets of minutes be approved as true records of the meetings.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 12.01.18 response to Cheshire East by 31.01.18

17/6408C 2 Chapel Street, Sandbach, CW11 1DS

Change of use from a shop and flat to a residential three bedroom property.

Resolved: No objection. Members support this application for a change of use, and expect additional details on how the plot will develop in terms of use of parking and whether the shopfront will change to suit the new use. Members would also welcome the conservation officers view on this application given it's location at the corner of the Sandbach Conservation area.

18/0118C 81 Elworth Road, Sandbach, CW11 3HN

Demolition of existing single storey brick gable and UPVC conservatory and construction of a two storey rear extension and the addition of a first floor window to the south-east elevation.

Resolved: No objection. Members would like the Officer to consider the new side bedroom window and its relation to the property next door.

Submitted WE 19.01.18 response to Cheshire East by 06.02.17

18/0221C McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH

Replacement freestanding sign head on existing 6m pole.

Resolved: No objection. Members request that the applicant considers installing low energy LEDs for the sign as opposed to fluorescents.

18/0169C Adjoining 1, Heath Avenue, Sandbach, CW11 2LD

Application for approval of all reserved matters on application 15/3098C – Outline application for single detached two storey dwelling with garage including access to highway and sewer connections.

Resolved: No objection. Members request that the Officer notes the concerns from Neighbours surrounding construction traffic and access.

18/0274C 24 West Way, Sandbach, Cheshire, CW11 3LQ

Side and front facing single storey extension.

Resolved: No objection.

Submitted WE 26.01.18 response to Cheshire East by 22.02.18

18/0256C 83 Abbey Road, Sandbach, CW11 3HA

Erection of Dwelling.

Resolved: No objection. Members note that on the “Sketch Layout” there is a 2nd access point from Abbey Road, Members request further details if this is proposed as it will cut through trees which are a feature of Abbey Road.

5. CONSULTATION

5.1 Disposal of Arclid Household Waste Recycling Centre by CEC

Resolved: That the Clerk and Chairman of the Meeting formulate a response containing the committee’s view to this consultation. The response is to be submitted by Thursday 1st February.

6. CORRESPONDENCE

6.1 Poynton Town Council

Email received on the 9th January 2018 advising of a neighbourhood plan consultation for the Plan made by Poynton with Worth Town Council.

Resolved: That Cllr Lowe is to compose an email of support.

6.2 Cheshire East Council

Email received on the 15th January 2018 inviting Councillors to provide new street name ideas for 6 new streets off Abbey Road, Sandbach.

Resolved: That the Clerk of the meeting submits the following names to Cheshire East Council: Bluebell, Forget-Me-Not, Buttercup, Comfrey, Tansy, Red Clover, Violet, Fox Glove and Poppy.

6.3 Cheshire East Council

Email received on the 17th January 2018 advising that Knutsford Neighbourhood Area Modification Consultation is available for view and comment.

Resolved: That the email is noted.

6.4 Woore Parish Council

Email received on the 22nd January advising that the Woore Neighbourhood Plan (Pre-Submission Version) is open to feedback.

Resolved: That Cllr Lowe is to compose an email of support.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 19 February 2018 at 7pm in the Literary Institution.

Meeting closed 8:20pm
Cllr R Hovey (Chairman)

MW

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