

3. TO APPROVE THE MINUTES OF THE PLANNING & CONSULTATION COMMITTEE MEETING HELD ON 19 FEBRUARY

Resolved: That the minutes be approved as a true record of the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Deferred from the Meeting held on the 19 February 2018

18/0433C Field House, 40 Congleton Road, Sandbach, Cheshire, CW11 1HJ

Proposed change of use of 40 and 40A Congleton Road to form a funeral parlour.

Resolved: No objection. Members support this application which involves the use of a significant building in the centre of Sandbach by a local business.

Submitted WE 23.02.18 response to Cheshire East by 13.03.18

18/0893C 34 High Street, Sandbach, CW11 1AN

Prior approval for a change of use from shops to restaurants and cafes.

Resolved: Members **OBJECT** to this application due to the following reasons:

- There is no Parking or access for deliveries to the address, which is on a narrow single lane road.
- There is no Parking available for delivery drivers working for the business in the application, which is on a narrow single lane road.
- There is nowhere for waste and bins to be stored or left for collection. This is a problem which already exists with flats next door to the property in the application.
- The application has a number of conflicting statements surrounding its use. The application states that the site will be a café, although the opening hours are much more suited to a hot food takeaway. Furthermore, delivery drivers are normally not needed for cafes which is another confusing contradiction.

18/0822D Haulage Depot Rear of 13 Congleton Road, Sandbach

Discharge of conditions 1,2,3,6,7,8,9,12,15,16 & 17 on application 15/2134C.

Resolved: No comment.

18/0795C 34 Princess Drive, Sandbach, CW11 1BS

Conversion of existing loft and the installation of dormers to front and rear of dwelling.

Resolved: No objection.

Submitted WE 02.03.18 response to Cheshire East by 21.03.17

18/1015C Land North of Moss Bridge Cottage, Moss Lane, Sandbach, CW11 3PW

Erection of single storey dwelling house.

Resolved: No objection.

18/1027C 19 Anvil Close, Sandbach CW11 3RF

Proposed single storey rear extension and two storey side extension.

Resolved: No objection.

18/1019C 19 Elanor Road, Sandbach, CW11 3FZ

Construction of single storey rear extension. Extension and conversion of existing garage into new sitting room.

Resolved: No objection.

Submitted WE 09.03.18 response to Cheshire East by 26.03.18

18/0902C Land to the West of Bradwall Road, Sandbach, CW11 1PB

Outline planning permission for residential development on land to the west of Bradwall Road, Sandbach (Revised application).

Resolved: Members deferred this item until the next Planning Meeting (3rd April 18) to ensure that they have ample opportunity to read the plans.

18/1080C 123 Crewe Road, Sandbach, CW11 4PA

Two storey extension to right side of house and rear of property. Extension to be built over existing single storey side, and existing single storey rear extension, with single storey extension to part of rear, and side utility room.

Resolved: No objection, however, members request that the Planning Officer takes into consideration the extensions relationship with next door's windows.

18/1097C 14 Masefield Way, Sandbach, CW11 3ZJ

New boundary 1.8m high close boarded timber fence.

Resolved: Members **OBJECT** to this application as it compromises the road safety of the estate and the corner which it is sited on. Members request that highways review this application and the issues that it is likely to cause in terms of line of site for traffic.

5. CONSULTATIONS

5.1 CEC Draft Sustainable Modes of Travel to Schools Strategy

[Attached: Letter from Cheshire East concerning the Consultation]

Lead: Cllr R Hovey

Resolved: That the Chairman of the Meeting submits a response on behalf of the Committee. Members of the Committee should email any comments they have on this Consultation to the Chairman by 23rd March 2018.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received on the 20th February concerning an application for a Street Trading Consent.

Resolved: That the Email be noted.

6.2 Muller Property Group

Email received on the 2nd March 2018 containing information on a public consultation session on 14th March for the Site located off the roundabout of the A534.

Resolved: That the Email be noted.

6.3 Cheshire East Council

Email received on the 9th March 2018 advising of an appeal made to the Secretary of State following refusal of 17/4381C – The Cottage, 92 Manor Road.

Resolved: That the Email be noted.

7. MEMBERS ITEMS**7.1 Cllr. Lowe****Capricorn Street Signs**

Action: To write to Barratts and request that the road signs installed on their Capricorn development include images of the relevant butterfly/moth species applicable to the road name.

Resolved: That the Clerk of the Meeting writes to Barratts to request that the road signs include images of the relevant butterfly/moth species applicable to the road name.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 3 April 2018 at 7pm in the Literary Institution.

Meeting closed 8:35pm
Cllr R Hovey (Chairman)

MW