

SANDBACH TOWN COUNCIL

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

PRESENT Councillors G Price Jones (Chairman)
R Hovey (Chaired in Chair's absence to Item 5)
K Haines
J Cartlidge (Arrived 7:05)
M Lea-O'Mahoney
C Lowe

1 Member of the Public was also present.

1. APOLOGIES FOR ABSENCE

Councillors: K Flavell

Absent without apologies: R Hoffmann

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.
There were none.

As there was a Member of Public present, the Chair adjourned the meeting to allow them to speak.

Matthias Bunte of Cycling UK spoke about application 18/2000C and summarised his email to Sandbach Town Council, which appeared in the Supplementary Agenda.

As there were no other members of the Public present, the Chair reconvened the meeting.

3. COMMITTEE CO-OPTION

To co-opt Cllr Kathryn Flavell to the Planning and Consultation Committee.

Resolved: That Cllr Flavell be Co-opted to the Planning and Consultation Committee.

4. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 25 JUNE 2018.

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

5. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 29.06.18 response to Cheshire East by 17.07.18

18/3148C The Cottage, 92 Manor Road, Sandbach, CW11 2LU

Construction of a replacement two storey 3 bed detached house.

Resolved: No objection.

18/2000C Land South of, Hind Heath Road, Sandbach

Removal of condition 30 on 10/2608C – Erection of up to 269 dwellings, Provision of Public Open Space, Highway Works and Associated Works.

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

There is a need for footpaths to help link the isolated new development with the existing communities within Sandbach, especially the village of Wheelock. There is also a need for cycle paths avoiding busy rural roads, which this application should fully include within its provision. The Sandbach Neighbourhood Plan makes reference towards there being a need for an interconnected Town. This footpath would help satisfy this need as there are community facilities being enhanced in Wheelock and this path is a safe link to get to them.

It is not clear what was required of the developer in the original plan, beyond providing a link. The developer should be responsible for this path going all the way to the turning head within the Forge Fields housing development.

The provision of this path from the Bovis development will directly link the new estate to the existing cycle path with in the Forge Fields development and provide safe access to the adjoining canal towpath and football pitch.

Members request that if this application is successful in removing a community facility, the funds that were earmarked for this path should be given to Cheshire East Council to be used for another linking path within the immediate local area.

Submitted WE 06.07.18 response to Cheshire East by 19.07.18

18/3203C 75 Park Lane, Sandbach, Cheshire, CW11 1EN

Two storey side and first floor rear extension with associated alterations.

Resolved: No objection.

18/2291C 14 Holly Heath Close, Sandbach, CW11 4HU

Demolition of existing conservatory & proposed two-storey front/side extension, two-storey rear extension and single-storey side/rear extension.

Resolved: No objection. Having looked at an aerial view of the property, Members note that the TPO Trees already cover the garden in shade and don't believe the proposed extension will make the situation worse.

18/3330C 81 Congleton Road, Sandbach, CW11 1HP

Proposed two storey extension and alterations.

Resolved: No objection.

Submitted WE 13.07.18 response to Cheshire East by 02.08.18

18/3318C Knobs Well Cottage, Moss Lane, Sandbach, CW11 3PL

Demolition of existing buildings on site and construction of replacement dwelling.

Resolved: No objection.

18/3220C Training Centre, Hill Street, Sandbach, CW11 3JE

Erection of a three storey residential development comprising 30 apartments (Use Class C), Parking, associated access, landscaping and servicing.

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

- The development doesn't fit in with the area.
- There is a lack of sufficient parking for residents and visitors of the development.
- Sandbach has fulfilled its housing quota.

As a result of the above, this application is in contravention with the following policies: **PC2**, **H2** and **IFT2** of the Sandbach Neighbourhood Plan and **GR6** of the Congleton Borough Local Plan First Review Saved Policies.

18/3160C 123A Park Lane, Sandbach, CW11 1EJ

Garage conversion to ancillary accommodation.

Resolved: No objection. However, Members have concerns that the amount of daylight reaching the upstairs bedroom is very small.

18/3385C 16 Maple Close, Sandbach, CW11 4JL

Single storey rear extension.

Resolved: Members **OBJECT** to this application as it displays over intensive development which is affecting the amenity of their own garden.

6. CONSULTATIONS

6.1 Well Managed Highways Infrastructure Consultation

Resolved: That the Chairman of the Meeting is to coordinate all comments sent to him by Members and report back to the Committee at the next Planning Meeting, which takes place on 6th August.

6.2 Calveley Neighbourhood Plan

Resolved: That the Chair of the meeting is to send a response.

7. CORRESPONDENCE

7.1 Cheshire East Council

Attached: Email dated 6th July 2018 advising that the CEC Infrastructure Levy – Draft Charging Schedule has been submitted for independent examination.

Resolved: That email be received.

7.2 Matthias Bunte – Cycling UK

Email dated 16th July 2018 containing comments made about Planning Application number 18/2000C – Removal of condition 30 on 20/2608C, Footpath to Forge Fields.

Resolved: That the Clerk of the meeting writes to CEC in support of Matthias' email.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 6 August 2018 at 7pm in the Literary Institution.

Meeting closed 8:12pm
Cllr G Price Jones (Chair)

MW