

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 10 June 2019, in the Sandbach Literary Institution,
Hightown.

PRESENT Councillors R Hovey (Chair)
 G Price Jones
 M Lea-O'Mahoney
 P Eaton
 S Broad
 S Crane

1. APPOINTMENT OF THE CHAIR

Resolved: That Cllr R Hovey be appointed Chair of the Committee.

2. APPOINTMENT OF THE VICE-CHAIR

Resolved: That Cllr G Price Jones be appointed Vice Chair of the Committee.

3. APOLOGIES FOR ABSENCE

Councillors: K Flavell
 M Muldoon
 G Merry

4. 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.

Geraint Price Jones declared a non-pecuniary interest on application 19/2315D due to being a member of the Sandbach Footpath Group.

Sandra Broad declared a non-pecuniary interest on application 19/2315D due to being a member of the Sandbach Footpath Group.

As there were no members of the public in attendance, the Chair did not adjourn the Meeting to allow questions from members of the public.

5. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 10 DECEMBER 2018 AND MONDAY 1 APRIL AND TUESDAY 23 APRIL.

Resolved: That all minutes are approved.

Submitted WE 24.05.19 response to Cheshire East by 11.06.19

19/2315D Land South of Hind Heath Road, Sandbach

Discharge of condition 28 (Footpath Link) on appeal reference ALL/R0660/A/10/2130255/NWF in relation to planning application 14/2913C – Application for reserved matters in the appearance, landscaping, layout & scale for Phase 2 to include 177 dwellings on application no: 10/2608C.

Resolved: Members support construction of the Footpath but bare in mind concerns of residents. Members believe that the path should be disability compliant and useable by cyclists.

19/2382C 15 Fields Drive, Sandbach, CW11 1YB

Proposed pitched roof to replace the flat roof over the front roof dormer, single storey front extension and associated alterations.

Resolved: No objection. Members request that the Planning Officer take into account the concerns of the neighbours, particularly in relation to loss of light into their kitchen as a result of the extension.

19/2454C 3 Gawsorth Drive, Sandbach, CW11 1DY

Demolish existing conservatory, erection of ground floor rear extension; conversion of store into utility room and internal alterations to dwelling.

Resolved: No objection.

Submitted WE 31.05.19 response to Cheshire East by 18.06.19

19/1455C 1 Platt Avenue, Sandbach, CW11 1DE

Demolish existing garage and erection of detached garage and store.

Resolved: No objection.

19/2560C Croft House, 24 Forge Fields, Sandbach, CW11 3RN

Propose replacement of former commercial vehicle garage with construction of bungalow to provide self-contained ancillary Granny flat accommodation.

Resolved: No objection.

19/2495C Field House, 40 Congleton Road, Sandbach, CW11 1HJ

Proposed Dwelling.

Resolved: No objection.

Submitted WE 07.06.19 response to Cheshire East by 26.06.19

19/2659C 49 Adlington Drive, Sandbach, CW11 1DX

Rear two storey extension. Convert integral garage into utility & study. Detached garage.

Resolved: No objection.

19/2664C 8 The Avenue, Sandbach, CW11 3BT

Erection of single storey side and rear extensions.

Resolved: No objection.

19/2539C Land South of, Old Mill Road, Sandbach

Hybrid Planning Application for development comprising: (1) Full application for erection of a discount foodstore (Class A1), petrol filling station (sui generis) and ancillary sales kiosk (Class A1), drive-through restaurant (Class A3 / A5), drive-through coffee shop (Class A1 / A3), officer (Class A2 / B1) and 2 no. retail 'pod' units (Class A1 / A3 / A5), along with creation of associated access roads, parking spaces and landscaping. (2) Outline application, including access for erection of a care home (Class C2), up to 85 new dwellings (Class C3), conversion of existing building to 2 dwellings (Class C3) and refurbishment of two existing dwellings, along with creation of associated access roads, public open space and landscaping. (Resubmission of planning application ref. 18/4892C).

Resolved: It was agreed to defer this item until the next Planning Committee Meeting to ensure Members have adequate time to study the application.

19/2760C 25 Deans Lane, Sandbach, CW11 3HF

Proposed rear extension to dwelling and replacement garage.

Resolved: No objection.

6. SANDBACH NEIGHBOURHOOD DEVELOPMENT PLAN SUB-COMMITTEE

The Clerk of the Meeting informed Members that there was an appetite by Members of the public to carry on the Neighbourhood Plan Working Group. Members agreed that it would work much better as a Working Group than a Sub-Committee due to the level of involvement from Members of the Public.

Resolved: That the Sandbach Neighbourhood Development Plan be set up immediately with Cllr Price Jones as the lead Cllr. The following members from the Committee expressed an interest in being on the Working Group: Cllrs Hovey, Eaton, Broad, S Crane and M Lea.

The Clerk of the meeting is to invite Members of the public to join the Working Group.

7. CONSULTATIONS

7.1 New Street Naming Proposal

Email dated 23rd May advising that 6 new street names are needed for the development off Abbey Road. All the associated documentation for this request is attached.

Resolved: That the Clerk of the Meeting emails the following to Cheshire East Council:

Given the proximity of the development to Abbeyfields, that was used as a
 O:\NEW FILING SYSTEM\Meetings\Planning\2019_20\190610\Planning Minutes 10.6.19
 Approved.docx

hospital during the Great War the following names of servicemen who died during WW1 are proposed:

James W. Shepley

Frank Cooke

John Lea

Harry Kelcher

Frank Taylor

John Hopkins

John Brocklehurst

Leonard Mellor

They are taken from the reference work The Men Who Marched Away by F Rogers & M Newton.

7.2 Cheshire East Council

Email received on 3 June in relation to the Acton, Edleston and Henhull Notice of Submitted Plan Proposal.

Resolved: That Cllr Price Jones formulates a response to the Plan Proposal and circulates to the rest of the Committee.

8. CORRESPONDENCE

8.1 Cycling UK

Email received on 16th May in relation to application 18/4892C.

Resolved: That the Correspondence be noted.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 1 July 2019 at 7pm in the Literary Institution.

Meeting closed 8:00pm

R Hovey (Chair)

MW