

SANDBACH TOWN COUNCIL

Planning Committee

This meeting will be clerked by Mike Wellings. Please ensure that all apologies are made directly to the clerk of the meeting no later than 6pm on the day of the meeting.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

Agenda for the meeting to be held on Monday, 9 October 2017 at 7.00pm in the Boardroom, Sandbach Town Hall.

- 1. APOLOGIES FOR ABSENCE**
- 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.

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

After the questions, the Chairman will reconvene the Planning Committee Meeting.

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- 3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18 SEPTEMBER 2017.**
 - 4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 22.09.17 response to Cheshire East by 11.10.17

17/4262C Commercial Hotel, Game Street, Sandbach, CW11 3RR

Shop front sign and 2No directional signs to new pet day care centre.

17/4137C 8 Kidsgrove Close, Sandbach, CW11 3DR

Demolition and replacement of existing garage.

17/4360C 6 Hope Street, Sandbach, CW11 1BA

Change of use from residential dwelling to financial and professional services office.

17/4632C 181 Crewe Road, Sandbach, CW11 4PZ

Variation of condition 2 on approval 16/1955C for demolition of existing dwelling and construction of new dwelling.

Submitted WE 29.09.17 response to Cheshire East by 20.10.17

None received.

Submitted WE 06.10.17 response to Cheshire East by 27.10.17

At time of posting, further applications were not available.

A supplementary list will be issued on the day of the meeting and an updated agenda posted on to Sandbach Town Council's website.

5. CORRESPONDENCE

None received.

6. CHANGE OF VENUE FOR PLANNING COMMITTEE MEETINGS

Lead: Cllr R. Hovey

Action: *To update the committee on the plans to change the day and venue of meetings.*

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 30 October 2017 at 7pm in the Literary Institution.

17/4169C 595-597 Crewe Road, Sandbach, CW11 3RZ

Demolition of double garage, excavation of land and construction of retaining wall and erection of dwellings and associated parking.
(Resubmission)

Resolved: Members **OBJECT** to this application due to contravention of Policy H2 of the Sandbach Neighbourhood Development Plan. This policy states that "New developments, extensions and alterations to existing buildings and structures will be expected to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians". As the access archway is next to the road, vehicles will turn in blindly endangering pedestrians.

Members also believe that there does not look like there is enough space on the site for the Gabion Walls in the plans.

17/4457C Existing Saxon Cross Service Station, Congleton Road, Sandbach, CW11 4SP

Variation of Condition No. 2 to approved application 17/1755C

Resolved: Members felt that they were unable to comment on this application as there is no indication about what has changed in the application. The covering letter detailing the variation, which was referenced in the application form, was unavailable on the Cheshire East Council Website.

Furthermore, Members noted that there is still no provision for electric charging ports.

Submitted WE 08.09.17 response to Cheshire East by 28.09.17

17/4496C Land bounded by Old Mill Road and M6 Northbound slip road, Sandbach

Partial re-plan of layout approved under planning permission reference number 15/3531C providing 101 dwellings (5 additional) including highways and landscaping works. Reserved Matters for original Outline permission 12/3948C.

Resolved: Members **OBJECT** to this application in view of the recent issues surrounding Air Quality by Cheshire East Council in the area. Furthermore, the recently adopted Cheshire East Council Local Plan demonstrates that Sandbach has already reached its 5 year supply of housing. This development would take Sandbach above its supply quota.

This application is also contrary to Sandbach Neighbourhood Plan Policy IFT1, as the application will exacerbate problems with traffic which are already present in the area.

Submitted WE 15.09.17 response to Cheshire East by 04.10.17

17/4639C 17 Radnor Close, Sandbach, CW11 1TD

Ground floor rear extension.

Resolved: No objection. Members added that they hope the Planning Officer takes on board comments from Neighbours surrounding cladding.

5. CORRESPONDENCE

5.1 Cheshire East Council

Letter received on the 30th August 2017 advising of an appeal to the Secretary of state for application 17/0658C, following the refusal of a Certificate for Lawfulness.

Resolved: That the Letter be noted.

5.2 Cheshire East Council

Email received on the 15th September 2017 advising that an appeal has been lodged with the Planning Inspectorate against the refusal of application 17/1792M, 69 Oldfield Road Sandbach.

Resolved: That the Email be noted.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 9 October 2017 at 7pm in the Literary Institution.

Meeting closed 7:52pm
Cllr R Hovey (Chairman)

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SANDBACH TOWN COUNCIL

Planning Committee

Supplementary Planning Application List to be considered at the meeting to be held on Monday, 9 October 2017 at 7.00pm in the Sandbach Literary Institution, Hightown.

1. PLANNING APPLICATIONS

Submitted WE 06.10.17 response to Cheshire East by 25.10.17

17/4921C 76 Palmer Road, Sandbach, CW11 4EZ

Front extension to form larger garage.

17/5070C Former Albion Chemical Works, Booth Lane, Moston, Cheshire

Outline Planning Permission (Revisions to 09/2083C) in respect of zones 2,5 and 6 to provide up to 122 residential units (C3) plus care home (C2) or 144 residential units, up to 2,6000SQM of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1). With public open space and associated infrastructure.

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