



## PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning and Consultation Committee held  
at 7.00pm on Monday 5<sup>th</sup> June 2023  
in the Town Hall, Boardroom.

|                |             |                                     |
|----------------|-------------|-------------------------------------|
| <b>Present</b> | Councillors | G Price Jones (Chair)               |
|                |             | L Crane (Town Mayor) Left at 7.37pm |
|                |             | J Arnold                            |
|                |             | S Broad                             |
|                |             | M Mitchell                          |
|                |             | D Poole                             |
|                |             | R Gray                              |
|                |             | T Wheatcroft                        |
|                |             | K England                           |
|                |             | M Muldoon                           |

Also present were eight members of the public.

## 1. APOLOGIES FOR ABSENCE

Apologies received from Cllr Richards (due to personal reasons).

## 2. DECLARATIONS OF INTEREST

Cllr Arnold

Declared a non-pecuniary interest in application 23/1792 as he had been contacted by a neighbouring property owner.

Cllr Muldoon

Declared a non-pecuniary interest in items 23/1792C and 23/1935C. Reason for interest not specified.

The Chair adjourned the meeting to allow questions from Members of the public.

Cllr A Nevitt

Spoke as a Town Ward Member to confirm that she had visited neighbours of the Limes site and that they were not opposed to the proposed care home, but were concerned about the lack of sufficient provision of parking within the proposal.

Chair Signature:

Date:

### Resident

Spoke in objection to 22/4609C and detailed concerns, along with national and local planning requirements, regarding the amended application which included design, access, layout, lack of open space and construction traffic movement.

The Chair reconvened the meeting.

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### **3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 17 APRIL 2023**

[Attached: Draft minutes of the meeting]

**Resolved:** The minutes of the meeting 17<sup>th</sup> April 2023 are approved as a true record.

### **4. COMMITTEE TERMS OF REFERENCE**

[Attached: Draft terms of reference]

**Resolved:** The Terms of Reference for the Planning, Consultation and Environment Committee are recommended to Council for approval.

### **5. OBSERVATIONS ON PLANNING APPLICATIONS**

*For the benefit of public in attendance, three applications were brought to the beginning of agenda.*

22/4609C

Land Off, Meadowbank Avenue, Wheelock

Construction of affordable housing

**Resolved:** Members **OBJECT** to this application on a number of grounds where Local Plan Strategy policies SD2 (Character, Space, Design, Flood), SE1 (Design, Quality, Traffic), SE3 (Wildlife), SE4 (Landscape), Sandbach NDP H2 (design/Layout) and IFT1 (Safety/Accessibility) and SADPD HOU8 (Space/Accessibility) are contravened:

- The designs proposals do not meet those required within Nationally Described Space Standards.
- Narrow and limited access on to Meadowbank Avenue which will be inadequate and restricted by parked cars for emergency vehicles and refuse collection.
- Numerous concerns raised by neighbouring properties
- High density development within the proposed area of land and off unadopted road.
- Narrow road which will be further congested by on-road parking.
- Inadequate space for construction traffic
- No electric charging points within proposals
- No provision of open space/greenery

Chair Signature:

Date:

- Design is not in-keeping with surrounding area/location
- Potential impact on wildlife corridor
- Inadequate accessibility and wheelchair access standards
- Flood risk
- Overlooking and impact on amenity of neighbouring homes
- Structural concern due to impact of removing part of an established boundary wall.
- Development will not contribute to character of the area
- Lack of accessible properties within design
- Over intensive design for the area of land
- Overlooking of neighbouring properties
- The amended design detail is below the national space standard
- Members support the provision of affordable housing on the site but expect this to be at a lower density, and with revised/significantly enhanced design standards to meet those required within the Nationally Described Space Standards.

23/1449C

Wheelock Primary School, Crewe Road, Sandbach, Cheshire, CW11 4PY  
Extension and internal alteration to school & associated works for increase inform entry.

**Resolved:** Members OBJECT to the proposals on the basis that the Transport Infrastructure is not in place to support the additional pupil number. Additionally, there is an acceptance within the application that this will have negative impact, but there is no proposed mitigation.

21/4635C

The Limes, 3, Sweettooth Lane, Sandbach, CW11 1DB  
Demolition of The Limes Public House and Construction of a new 60 bed Care Home with car parking and landscaping.

**Resolved:** Members OBJECT on the grounds that this is over-intensive for the site and does not allow sufficient width for safe access/movement to the east/west of the building.

Submitted WE 05.5.23 response to Cheshire East by 31.5.23

23/1690C

Linden Lea, Crewe Road, Winterley, CW11 4RE

To erect an Oak Framed open carport under a slate roof on a concrete raft.

*This application was not considered as the site falls within the revised boundary for Haslington Parish.*

Chair Signature:

Date:

23/1686C

8, Queens Drive, Sandbach, CW11 1DA

Single storey rear extension and internal reworks, with fenestration amendments. & Small second storey rear extension and amendments to the roof.

**Resolved:** No Objection.

Submitted WE 12.5.23 response to Cheshire East by 07.6.23

23/1678C

Electricity Sub Station 31m From 66 School Lane 17m From School Lane, School Lane, Elworth, Sandbach, CW11 3HU

Provision of a new vehicular access off Station Road and new 33kV switchroom at Fodens Substation.

**Resolved:** No Objection.

Submitted WE 19.5.23 response to Cheshire East by 6.6.23

23/1792C

85, Congleton Road, Sandbach, Cheshire, CW11 1HP

Single storey side and rear extension and replacement dormer window cladding

**Resolved:** No Objection.

23/0361C

4 The Old Coach House, Abbeyfields, Park Lane, Sandbach, CW11 1EP

Replace existing timber single glazed windows with double glazed timber windows at locations: Master bedroom window. Second bedroom window. Family bathroom window. Third bedroom window. Living room back window. Replace existing single glazed plywood back door with stable style double glazed timber door.

**Resolved:** No Objection. Members query if this is listed building and/or in the Conservation area – listed building consent sought, but the application states not listed status.

23/0096C

95, Belmont Avenue, Sandbach, CW11 1BT

First-floor side extension with side dormer extension and changes to fenestration

*Deadline for comment 29.5.2023 being checked with CEC as this does not fit timeframe for comment.*

**Resolved:** No Objection, providing Planning Officer does not consider this over-intensive for the plot.

23/0363C

4 The Old Coach House, Abbeyfields, Park Lane, Sandbach, CW11 1EP

Listed Building Consent to replace existing timber single glazed windows with double glazed timber windows at locations: Master bedroom window. Second bedroom window. Family bathroom window. Third bedroom window. Living room back window. Replace existing single glazed plywood back door with stable style double glazed timber door.

Chair Signature:

Date:

**Resolved:** No Objection. Members query if this is listed building and/or in the Conservation area – listed building consent sought but the application states not listed status.

23/1816C

535, Crewe Road, Sandbach, CW11 3RZ

Proposed alterations and ground floor extension on rear of house.

**Resolved:** No objection

23/1843C

9, Heath Road, Sandbach, CW11 2JD

Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

**Resolved:** No objection. Members queried connection of annexe to underground services.

23/1733C

128, Congleton Road, Sandbach, Cheshire, CW11 1DN

Variation of condition 2 - approved plans on application 21/6399C.

**Resolved:** No objection, providing the proposal meets CEC Planning requirements for accoustics, to avoid impact on neighbours.

23/1862C

14, Abbey Road, Sandbach, CW11 3HA

Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

**Resolved:** No objection. Members queried connection of annexe to underground services.

23/1891C

83, Elworth Road, Sandbach, CW11 3HN

Proposed two storey side & rear extension and internal alterations to existing detached property.

**Resolved:** No objection.

Submitted WE 26.5.23 response to Cheshire East by 12.6.23

22/1485C

Land to the North of 24 Church Lane, SANDBACH CW11 2LQ

Erection of 4 dwellings with associated access and landscaping

**Resolved:** Members OBJECT to the application. There is no site layout plan with the amended application to specify revised layout proposed, and the affordable housing previously proposed has been replaced entirely with executive homes.

Chair Signature:

Date:

23/1935C

22, Coldmoss Drive, Sandbach, CW11 4HW

Two-storey rear/side extension. Re-submission of withdrawn application 23/1034C.

**Resolved:** No objection.

*Supplementary application list circulated 31.5.23 was not considered as the item was a duplicate. Application 23/1449C considered within main agenda above.*

## **6. CONSULTATIONS**

None received.

## **7. CORRESPONDENCE**

### **7.1 Southern Planning Committee**

Email from CEC advising that application 22/4609C is to be considered by the Southern Planning Committee. Date of committee is unknown, response awaited from CEC.

*The Chair asked that Members inform the meeting Clerk if they wished to be registered to attend and speak to the application.*

**Resolved:** The correspondence is noted and a new committee date awaited.

### **7.2 Southern Planning Committee**

Email from CEC advising that application 22/1485C is to be considered by the Southern Planning Committee. Date of committee is unknown, response awaited from CEC.

*The Chair asked that Members inform the meeting Clerk if they wished to be registered to attend and speak to the application.*

**Resolved:** The correspondence is noted and a new committee date awaited.

## **8. DATE/TIME AND PLACE OF NEXT MEETING**

The date of the next meeting is Monday 3th July at 7pm in the Town Hall.

Meeting closed 8.55pm

Cllr G Price Jones

KP.

Chair Signature:

Date: