

SANDBACH TOWN COUNCIL

Planning & Consultation 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.

Agenda for the meeting to be held on Monday 09 August 2021 at 7.00pm in the Ballroom, 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.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 19 APRIL 2021 AND MONDAY 19 JULY 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 23.07.21 response to Cheshire East by 11.08.21

21/3916C 72 Manor Road, Sandbach, CW11 2NB

Single storey rear/side and front extension & garage conversion.

21/3829C 4 Sunnymill Drive, Sandbach, CW11 4NB

Construction of home office/storage building on footprint of burnt down garage.

Submitted WE 30.07.21 response to Cheshire East by 25.08.21

21/3956C 9 Old Middlewich Road, Sandbach, CW11 1DP

Change of use from an existing residential flat (C3) to a chiropractic clinic (E(e)). The building that has been converted into 3 residential flats and my application is for the ground floor flat to be used as a chiropractic clinic. This flat has separate front door access to the other flats above. The 2nd and 3rd floor flats have a separate access at the rear of the building.

21/4066C 18 Mill Hill Lane, Sandbach, CW11 4PN
Single storey rear extension.

Submitted WE 06.08.21 response to Cheshire East by 27.08.21

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. CONSULTATIONS

There are none.

6. CORRESPONDENCE

There is none.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 31 August 2021 at 7pm in The Ballroom, Sandbach Town Hall.

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

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 19 April 2021.
The meeting was held remotely via Zoom.

PRESENT Councillors R Hovey(Chair)
 S Broad
 P Eaton
 M Muldoon
 M Lea
 Clerk A Banks

1. APOLOGIES FOR ABSENCE

Councillors: K Flavell, G Merry

Absent without apologies

Councillors: S Crane,
 D Jack

2. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in 21/1838C, 21/1953C, 21/1781C

Cllr Lea declared a non-pecuniary interest in 21/2097C

No members of the public were present so no public speaking was required.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 29 MARCH 2021.

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

21/1838C 108 Marriott Road, Sandbach CW11 3LS

Proposed granny annex/garage out building.

Resolved: No objection

21/1878C 1 Hungerford Place, Sandbach CW11 4PP

First floor extension to side elevation.

Resolved: No objection

21/1856C Brick House Farm, Congleton Road CW11 4SR

Advertisement consent for 1no. non illuminated hoarding.

Resolved: Objection. The application did not disclose what would be displayed on the proposed advertising hoarding, the committee would request that the hording be temporary in nature and removed once the Capricorn development had been constructed. The committee was also keen to know the views of Highways as to whether the size and location of the hoarding would be a distraction to drivers on the M6 motorway.

21/1953C 5 Mill Hill Drive, Sandbach CW11 4PW

Proposed First Floor Extension above existing garage.

Resolved: No objection

21/1892C 22 Elgan Crescent, Sandbach CW11 1LD

Single storey rear and side wrap around extension and internal alterations.

Resolved: No objection

21/1687C 1 Blackacres Close, Sandbach CW11 1YE

Non-material amendment to application 20/3017C

No Opinion: The decision to refuse by CEC had been determined prior to the committee meeting.

21/1762T Open Space, Woodside Drive

Tree Works

Resolved: No objection

21/1595C 2 The Barns, Brock Hollow CW11 3WA

Addition of decking to outside area.

Resolved: No objection

21/1782D Wheelock Corn Mills, Crewe Road CW11 3RS

Discharge of Condition No. 3 on approved application no. 17/5828C

Extension of Pet Superstore.

Resolved: No objection

21/1781C 3 Eaton Close

Single storey to front and rear.

Resolved: No objection, but the committee request that the Planning Officer takes full account of the comments submitted by neighbours and that the applicant is requested to provide reassurances that the narrow close will not be obstructed by construction vehicles as some of the neighbouring properties contain vulnerable residents.

21/2093C 4, Grange Way, Sandbach, CW11 1ES

Proposed room in the roof space of existing utility and garage. Proposed sun lounge with pitched roof to replace existing sun Lounge.

Resolved: No objection

21/2097C 94, Abbey Road, Sandbach, CW11 3HB

Demolish a garage and later link building and build a single storey rear extension with a flat roof.

Resolved: No objection

21/2019C 16, Tatton Drive, Sandbach, CHESHIRE, CW11 1DZ

Retrospective application for a hobby room/home office to rear/side of dwelling

Resolved: No objection, but the committee notes that the development obstructs access to the garage for the property and is forward of the established building line for Tatton Drive.

Licensing

Pavement Licence – Raffaele Restaurant

Resolved: No objection

5. CONSULTATIONS

There are none at the time of posting.

6. CORRESPONDENCE

Email dated 8 April re: CEC Planning Consultation 17/4838C

Resolved: The Clerk and Chair to draft a response to CEC ensuring that the statutory Consultees were fully aware of the destructive implications for Filter Bed Wood if the second access to Capricorn from Old Mill Road which would require a very wide embankment was to be approved.

7. PLANNING APPLICATION RESPONSES – DELEGATION

Resolved: That during the transition period from remote to in-person meetings, the Clerk in consultation with the Committee Chair would be given delegated authority to review and respond to non-contentious applications, ensuring responses would accord to Council policy and the adopted Neighbourhood Development Plan. Submitted planning application references would be circulated to committee members weekly together with draft responses.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 10 May 2021 at 7pm via Zoom if permitted by legislation. The Room number will be circulated prior to the meeting.

Meeting closed at 8.10pm

Cllr R Hovey

RGH

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 19 July 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

PRESENT	Councillors	Gill Merry (Chair) R Hovey S Broad M Muldoon G Price Jones D Jack S Crane
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1. APOLOGIES FOR ABSENCE

There were none.

2. DECLARATIONS OF INTEREST

There were none.

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

As no members of the public were present, the meeting was immediately
reconvened.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 19 APRIL 2021 AND MONDAY 28 JUNE 2021.

Resolved: That the minutes of 19th April be deferred due to an inquorate number of members in attendance from the meeting and the Minutes of 28th June be approved.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 02.07.21 response to Cheshire East by 12.07.21

21/3489C 26 Milton Way, Sandbach, C W11 3GJ

Second storey front extension and gable roof over existing garage. Double and single storey rear extension.

Resolved: Members have no objection, but welcome the view of the Planning officer on whether the bathroom windows should be glazed and not fully opening.

Submitted WE 09.07.21 response to Cheshire East by 28.07.21

21/3180C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling.

Resolved: Members **OBJECT** to this application. Whilst they have no objection in principle with the farmhouse and barn renovations, Members strongly object to the new house which is not in keeping and is overbearing on the rest of the site. Members also hold concerns that the footprint of the site encroaches on Dingle Lane, a well-used footpath in Sandbach. Access must be maintained to the footpath during any work.

21/3563C Kintsre, 22 Smithfield Lane, Sandbach, CW11 4JA

Variation of condition 2 on 19/5610C – demolition of existing bungalow and erection of replacement bungalow.

Resolved: Members **OBJECT** to this application as they cannot see what the applicant is asking for due to insufficient plan details. Members are concerned the current development is much larger than expected and causing issues next door.

21/1347C 3 Mill Hill Lane Sandbach, CW11 4PN

Redevelopment of existing bungalow involving increasing the ridge height by 1m, construction of a two storey extension and dormer to the front elevation and single storey extensions to the rear elevation, the cladding/rendering of the property and an increase in the front boundary wall to 1.5m.

Resolved: No objection.

21/3636C Hyray, 31 Smithfield Lane, Sandbach, CW11 4JA

Front, side and rear facing single storey extension.

Resolved: No objection

21/3577C 7 Swallow Drive, Sandbach, CW11 1SX

Single storey rear extension replacing conservatory.

Resolved: No objection

21/3748C 23 Mallard Place, Sandbach, CW11 3AW

Proposed single storey rear extension (sunroom).

Resolved: No objection

21/3752C 12 Offley Avenue, Sandbach, CW11 1AZ

Two storey side extension, and single storey rear extension

Resolved: No objection. Members request that the header and sill on the front 2 windows match the existing front windows.

Submitted WE 16.07.21 response to Cheshire East by 06.08.21

21/3651C 7 Clifton Road, Sandbach, CW11 3JJ

Rear single storey extension.

Resolved: No objection.

21/3502C Amenity Lane at head of Cul-De-Sac, Dee Close, Sandbach

Proposed 2no detached bungalows on currently redundant land.

Resolved: Members **OBJECT** to the application as:

- There is no access to Lawton Way on this side of the estate.
- 2 paved access points would be lost to the Station and food store.
- The land is not 'Redundant', The Amenity land is an important space on the estate in its current role.
- Cars should be able to drive out of the drives of the 2 houses forward. Reversing onto the road would be extremely dangerous.

21/3464C First Floor, 38 High Street, Sandbach, CW11 1AN

Listed building consent for an aluminium tray sign, measurement being 600mm height x 2100mm width.

Resolved: No objection.

21/3599C Elmbank Close, Lodge Road, Sandbach, CW11 3HP

Proposed extension of existing warehouse for manufacturing purposes with associated parking, landscape works and updating the class of use to include the additional use.

Resolved: No objection.

5. CONSULTATIONS

There are none.

6. CORRESPONDENCE

6.1 Park House Care Home

Members noted that any comments should be submitted via regulation 14 of the Neighbourhood Plan. Sandbach Town Council do support the Care home and value the care and employment provisions it provides.

It was also noted that the Settlement boundary is a SADPD issue (Cheshire East Document).

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 9 August 2021 at 7pm in The Ballroom, Sandbach Town Hall.

Meeting closed 8.13pm

Cllr G Merry

MW

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