

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday, 9 August 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

<b>PRESENT</b>	Councillors	Gill Merry (Chair) R Hovey P Eaton M Muldoon S Crane
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Also in attendance was one member of the public.

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**1. APOLOGIES FOR ABSENCE**

Cllr S Broad

Cllr G Price Jones

Cllr D Jack

**2. DECLARATIONS OF INTEREST**

Cllrs Merry and Hovey declared a non-pecuniary interest in application 21/3829C due to knowing the applicant. This meant that the Committee would not be quorate for 21/3829C and so it would not be considered.

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

Matthias Bunte of Cycling UK summarised both items of correspondence he had submitted and requested for the Committees' support in the matters.

As no other members of the public wished to speak, the meeting was immediately reconvened.

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

**Resolved:** That the minutes of 19<sup>th</sup> April be deferred due to an inquorate number of members in attendance from the meeting and the Minutes of 19<sup>th</sup> July be approved.

#### 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.

**Resolved:** No objection. The committee request that the planning officer considers the impact on the street scene caused by the building coming forward of the building line. The Committee also question whether the building will fit in with surrounding properties.

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

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

*This application was not considered due to the Committee becoming inquorate as a result of declared interests.*

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 2<sup>nd</sup> and 3<sup>rd</sup> floor flats have a separate access at the rear of the building.

**Resolved:** The Committee have not objection to the change of use but note that:

- There is no parking outlined in the plan. Where will staff and patients park?
- There is no mention of signage for the business. The Committee note that the site sits within the Conservation area.

21/4066C 18 Mill Hill Lane, Sandbach, CW11 4PN

Single storey rear extension

**Resolved:** No objection.

Submitted WE 06.08.21 response to Cheshire East by 24.08.21

21/4075C 10 Rose Way, Sandbach, CW11 4AB

Proposed single storey extension and garage conversion.

**Resolved:** No objection. The Committee wish to draw to the Planning Officer's attention the lack of parking provision given the loss of a garage and the congestion of space on the development. Parking for this property should not be on the road.

21/4119C 10 Sunnymill Drive, Sandbach, CW11 4NB

Single storey rear an side extension.

**Resolved:** No objection.

21/3846C Parkhouse Residential Home, Congleton Road, Sandbach, CW11 4SP

Proposed construction of 8 serviced apartments and community room and conversion of the existing community room onto a one bedroom apartment.

**Resolved:** No objection as the building is within the existing curtilage of the site and the building fits in with the rest of the site. There also appears to be sufficient parking. The Committee welcomes this extension of care provision in Sandbach.

21/4172C 41 Halliwell Court, Sandbach, CW11 3AQ

Single storey rear and side extension to provide open plan living spaces, conversion of existing garage and creation of new garage to side. Change of garden wall to the side elevation.

**Resolved:** No objection.

21/4203C 9 Browning Close, Sandbach, CW11 3ZH

Single storey side extension, extending 3m to the side and 2.3m to the rear to accommodate a hallway, enclosed living room, extended kitchen/diner and family area to the side, office to rear and pitched roof with skylights along the length of the extension.

**Resolved:** No objection.

21/4239C Lane End, London Road, Sandbach, CW11 3BF

Construction of two storey side extension, single storey rear extension and detached garage/workshop.

*This item was deferred to the next meeting of the Planning and Consultation Committee.*

21/4071C Land on the West Side of Elton Lane, Winterley

Change of use to a mixed use of the stationing of caravans for residential purposes and the keeping of horses.

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

- Members hold serious concerns, from a safety standpoint, about access directly onto the bypass. The drawing appear to show a reactive field access onto the A534 on what is a particularly dangerous section, with a blind bend.
- The single track access through the gate is too narrow for access, and also is a dangerous access route onto the A534
- The site and surrounding area is extremely prone to flooding during bad weather.

Members strongly recommend that this application be considered by a Planning Committee at Cheshire East Council.

## 5. CONSULTATIONS

There are none.

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

Email received 6<sup>th</sup> August regarding Cheshire East Local Plan  
*This item was deferred to the next meeting of the Planning and Consultation Committee.*

### 6.2 Cycling UK

Email received 4<sup>th</sup> August regarding Residential Cycle parking at Redwing Close, Abbeyfields Phase 2.

**Resolved:** That the Clerk of the meeting conveys the Committees support for the correspondence to the relevant Councillors at Cheshire East Council.

### 6.3 Cycling UK

Email received 8<sup>th</sup> August regarding 19/0349C, 9 Middlewich Road, Wrights Printers, Sandbach, 13 apartments.

**Resolved:** That the Clerk of the meeting conveys the Committees support for the correspondence to the relevant Councillors at Cheshire East Council.

## 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.

Meeting closed 8.32pm

Cllr G Merry

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