

SANDBACH TOWN COUNCIL

Planning & Consultation Committee

The Meeting will be clerked by the Operational Support Officer. Please ensure that all apologies are made directly to the Clerk of the meeting no later than 5pm on the day of the meeting.

Agenda for the meeting to be held on Monday, 8th August 2022 at 7.00pm in Sandbach Town Hall.

Committee Members: Cllrs R Hovey (Chair), G Merry (Vice Chair), G Price Jones, M Muldoon, S Broad, S Crane, P Eaton and D Poole.

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. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 27 JUNE 2022 AND 18 JULY 2022.

To approve the minutes of the meeting of 27th June and 18 July 2022 as a true record of the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 22.07.22 response to Cheshire East by 09.08.22

22/2862C 86 Congleton Road, Sandbach, CW11 1HG

Single storey side/rear kitchen extension.

22/2825C 62A & B Green Street, Sandbach, CW11 1GX

Conversion and extension of existing commercial premises into two dwellings and conversion of outbuilding into ancillary accommodation (amendment to approved application 21/5103C)

22/2931C 1 Peartree Close, Sandbach, CW11 2LT

Rear extension and loft conversion.

22/2941C Graylyn, 67 Elton Road, Sandbach, CW11 3NE

Single and two storey extensions and loft conversion.

22/2223C Greenspace next to Sandbach Park Lower Bowling Club, Club House, Lower Bowling Green, Sandbach Park, CW11 1FJ
To install a waterless, accessible, unisex, carbon neutral toilet facility next to the clubhouse of Sandbach Park Bowling Club.

Submitted WE 29.07.22 response to Cheshire East by 15.08.22

22/2933C 36 Queens Drive, Sandbach, CW11 1BN

Erection of ground floor rear extension to dwelling.

22/2985C 442 Crewe Road, Sandbach, CW11 4QG

Proposed demolition of existing utility outrigger and construction of new single storey rear extension.

22/2991C Bus Shelter at Ashfields Medical Centre, Middlewich Road, Sandbach

Double sided digital display bus shelter advertising displays.

22/2629C 21 Church Street, Sandbach, CW11 1FX

Addition of two storey extension to rear of existing dwelling to include associated internal alterations and the addition of a porch canopy to the front elevation.

Submitted WE 05.08.22 response to Cheshire East by 26.08.22

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

5.1 Department for Culture, Media and Sport – Short Term Holiday Lets

Information attached and available at:

<https://www.gov.uk/government/consultations/developing-a-tourist-accommodation-registration-scheme-in-england/developing-a-tourist-accommodation-registration-scheme-in-england-call-for-evidence> The closing date for the consultation is 30th August 2022 at noon.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 22nd July confirming that the inquiry into the Stopping up order for FP14 will start on 10th January 2023.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 30 August 2022 at 7pm in 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 27th June 2022 in Sandbach Town Hall.

PRESENT Councillors R Hovey (Chair)
 G Merry
 S Broad
 M Muldoon

1. APOLOGIES FOR ABSENCE

Cllr D Poole (Professional Reasons)

No apologies received: Cllrs S Crane, P Eaton, K Flavell, G Price Jones

2. DECLARATIONS OF INTEREST

There were none.

As there were no members of the public in attendance to speak, the meeting
was not adjourned by the Chair.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 6 JUNE 2022.

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 10.06.22 response to Cheshire East by 28.06.22

22/2263C 1 Oakmere Close, Sandbach, CW11 1WN

Single story rear and side extension.

Resolved: Members have no objection providing that access to the rear is
available for bins to be stored. Rear access appears to have been
removed.

22/2026C Sandbach Commercial Dismantlers Limited, Moston Road, Sandbach

Removal of existing ancillary officer accommodation and replacement with
two-storey ancillary office building and associated works.

Resolved: No objection.

22/2317C 48 Marsh Green Road, Sandbach, CW11 3BQ

Single storey rear extension.

Resolved: No objection.

Chair Initials:

22/1815C Taxmere Farm, Newcastle Road, Arclid, CW11 2SJ

Demolition of former cattle shed and erection of 1 dwelling in the same footprint of shed. Erection of detached garage.

Resolved: Members have no fundamental objection to this application. They do recognise Neighbours concerns and question whether it would be more appropriate for the detached garage to be made of timber construction to fit in with the neighbours garages.

Submitted WE 17.06.22 response to Cheshire East by 08.07.22

None received.

Submitted WE 24.06.22 response to Cheshire East by 15.07.22

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. CHESHIRE COMMUNITY ACTION MEMBERSHIP

[Attached: Associated Documents]

Lead: Meeting Chair

Resolved: It is confirmed that Members wish to continue with the Membership for 22-23

6. CONSULTATIONS

- 6.1 Cheshire East Enhanced Partnership Plan & Scheme Consultation.**
Details of the consultation are attached and available at:
https://www.cheshireeast.gov.uk/public_transport/transport_strategies.aspx. The deadline for comment is 11th July 2022.
Resolved: That the Meeting Clerk contacts Cllr Eaton, as a Cllr who has commented on past consultations regarding buses, to ascertain if she has any issues to highlight.
- 6.2 Proposal to permanently expand Wheelock Primary School**
Details of the consultation are attached and available at:
https://www.cheshireeast.gov.uk/schools/school_organisation/wheelock-primary-school-proposal-to-permanently-expand.aspx. The deadline for comment is 18th July 2022.
Members support an expansion of facilities, however they question if transport by bus can be considered as car parking is already an issue.
Resolved: That the Meeting Chair submits a response in line with the Committees thoughts.

Chair Initials:

6.3 Cheshire East Council – UK Shared Prosperity Fund

Information on the Consultation is available at:

<https://www.cheshireeast.gov.uk/business/business-support/business-support-services/uk-shared-prosperity-fund.aspx> The closing date for comments is 12 noon on 4th July 2022

Members were keen in to tie any potential comments into the Sandbach Strategy. They would like to see funding spread over the entire borough and not focused on a select few locations, as the whole borough has seen a population increase. Members also commented that Sandbach needs a new up to date leisure facility.

Resolved: That comments be fed back to the Chief Officer to ascertain if a response is needed at this time.

7. CORRESPONDENCE

None.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 18 July 2022 at 7pm in Sandbach Town Hall.

Meeting closed 19.50

Cllr R Hovey

MW

BLANK

PAGE

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday 18th July 2022 in Sandbach Town Hall.

PRESENT Councillors R Hovey (Chair)
 S Crane
 D Poole
 M Muldoon

Also on attendance was Cllr Nicola Cook.

1. APOLOGIES FOR ABSENCE

Cllrs K Flavell, S Broad, G Merry and G Price Jones

No apologies received: Cllr P Eaton

2. DECLARATIONS OF INTEREST

There were none.

The Chair adjourned the meeting to allow Members of the Public to speak.

Cllr Nicola Cook addressed the Committee and confirmed that residents were delighted about the TPOs issued by CEC for trees on Grange Way Lawton Way Estate. Not all trees have been included, although this issue has been taken up by CEC.

Another problem that has been brought to Cllr Cook's attention is the state of the roads and drainage on the Patrons Drive and the Abbeyfields estates. Furthermore, both sets of roads have not been adopted, meaning that they are not being maintained.. The roads have been left unfinished by the developer and are in a poor state, causing many issues to residents. Furthermore, the roads have not been adopted by CEC, meaning that they are not being maintained, and more worryingly, are not part of the systems for Emergency Service Vehicles.

Cllr Cook asked the Committee if they would write to CEC to ask if a Section 38 is in place for both Patrons Drive and the Abbeyfields development, and if so, can this be utilised by CEC to adopt the Roads. She also asked if CEC could take enforcement action against the developers because of the state of the road surface.

The meeting Chair said that a letter would be sent.

As there were no more questions, the meeting was reconvened.

Chair Signature:

Date:

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 27 JUNE 2022.

The minutes were deferred until the next meeting of the Committee due to there not being enough members in attendance from the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 01.07.22 response to Cheshire East by 19.07.22

22/2577C Dingle House, 7 Dingle Lane, Sandbach, Cheshire, CW11 1FY

Demolition of existing conservatory, erection of proposed orangery and external alterations.

Resolved: No objection subject to the Conservation Officer having no objection to the application.

22/2445C The Pines, 17 Twemlow Avenue, Sandbach, CW11 1GL

Erection of an single storey orangery to the rear elevation of the property. Orangery to measure 4.5 metres by 3.1 metres.

Resolved: No objection.

Submitted WE 08.07.22 response to Cheshire East by 25.07.22

22/0842C 8 Dappled White Close, Sandbach, CW11 4AJ

Proposed single storey side extension.

Resolved: No objection.

22/2722C 12 Redesmere Close, Sandbach, CW11 1WW

Single storey rear facing extension and side facing carport.

Resolved: Members **OBJECT** to this application as it is unclear where bins will be stored due to their being no apparent access to the rear garden.

22/2609C 4 Brickhouse Barns, Congleton Road, Sandbach, CW11 4SR

Listed building consent for removal of existing UPVC doors and windows and replacement with new painted timber frames with double glazed units.

Resolved: Members support the proposal, subject to the Heritage Officer agreeing to the proposed glazing bars in the design.

22/2736C 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.

22/2588C 5 Ashley Close, Winterley, CW11 4TW

Construction of two new dwellings in place of approved one new dwelling.

Chair Signature:

Date:

Resolved: Members **OBJECT** to this application as the proposal is too dense and there is not adequate visitor parking.

Members prefer the existing permission for 1 dwelling due to the site's location in open countryside. Members would welcome the opinion of Haslington parish Council, given this area will move under their jurisdiction in April 2023.

Submitted WE 15.07.22 response to Cheshire East by 18.07.22

22/2875C 3 Hovey Close, Sandbach, CW11 4QP

Single storey rear extension to form family room.

Resolved: Members have no objection, subject to any subsequent neighbour comments.

5. CONSULTATIONS

There were none.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 4th July concerning the confirmation of a TPO for Grange Way/Lawton Way estate. Also attached are additional documents received on 7th July to support the initial email.

Resolved: That the correspondence be received.

6.2 Cheshire East Council

Email received 15th July concerning World Car-Free Day. Members are asked to confirm if this is something they would like the Council to be involved with.

Members were concerned by the fact that members of the public are being encouraged to ride electric scooters on this day, and hope that this wont see them being used dangerously on footpaths. It was asked if this could be clarified with CEC.

Members have no plans for events or road closures on that day.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 8 August 2022 at 7pm in Sandbach Town Hall.

Meeting closed 19.57

Cllr R Hovey

MW

Chair Signature:

Date:

BLANK

PAGE

Subject: FW: Request To Circulate NALC Short Term Holiday Lets Policy Consultation Briefing To All Member Councils, Pse.

Dear ChALC Member

For your information and consideration please see the attached policy consultation briefing from NALC. The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

Please read the attached and email any responses directly to NALC by 12 noon Tuesday 30th August 2022

BLANK

PAGE

18 JULY 2022

PC6-22 | SHORT TERM HOLIDAY LETS

Summary

The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. The aim of the consultation is to garner potential solutions, including measuring regulation, to fix the problems caused across England by short term property lettings.

The main consultation document can be downloaded [here](#) . The consultation closes at DCMS on 21 September 2022.

Context

The consultation seeks insight on:

- changes and growth in the short-term letting market.
- benefits of short term lets.
- challenges, including compliance with the existing regulatory framework and housing and community impacts.
- the impact of potential policy responses.

NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

NALC's current policy positions

NALC will be arguing very strongly to DCMS that any review of regulation or other solutions surrounding short term holiday lets must include mandatory registration and strengthened legislation to bring AirBnB under the same ambit of regulation as other landlord systems. Powers of local inspection and monitoring must be delegated to local planning authorities to achieve this. However, recognising that planning departments have been severely depleted and under much strain in recent years, it will be necessary to ensure that they are properly resourced in order to take on this extra task.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DCMS:

Effect on labour supply

Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

Please provide evidence in brief to supplement your response.

Noise, anti-social and other nuisance behaviour by guests

Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

Please provide evidence in brief to supplement your response.

Impact on local communities and residents

Q.8 Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?

- **Option 1 - Yes**
- **Option 2 - No**

Please provide evidence in brief to supplement your response.

Potential impacts

Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?

1 - Do nothing

2 - Provide more information to the sector

3 - Develop a self-certification registration scheme

4 - Develop a registration scheme with light-touch checks

5 - Develop a licencing scheme with physical checks of the premises

Please provide evidence in brief to supplement your response.

6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015

Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?

Supplementary question

Does you have any interest in being part of the registration or monitoring process for short term holiday lets?

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Tuesday 30 August 2022. County associations are asked to forward this briefing onto all member councils in their area.

© NALC 2022

BLANK

PAGE

Subject: ROW/3268692

Dear Sir/Madam,

Town and Country Planning Act 1990 - Section 257

Order Making Authority: Cheshire East Council

Title of Order: The Cheshire East Borough Council (Footpath No. 14 Parish of Sandbach) Public Path Stopping Up Order 2019

The inquiry into the above Order will be held at 10.00am on 10th January 2023, at Holmes Chapel Community Centre, Station Road, Holmes Chapel, Cheshire, CW4 8AA and is currently scheduled to last 2 days.

Kind Regards

BLANK

PAGE