

**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 Tuesday, 30th 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.

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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. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 27 JUNE 2022 AND 18 JULY 2022 AND 8 AUGUST 2022.**

To approve the minutes of the meeting of 27th June and 18 July and 8 August 2022 as a true record of the meetings.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 12.08.22 response to Cheshire East by 31.08.22

22/3151C 16 Gawsorth Drive, Sandbach, CW11 1DY

Demolition of Existing garage and proposed single storey front, side & rear extensions with loft conversion.

22/3225C 5 Linden Court, Sandbach, CW11 3RU

Proposed alterations and extensions.

22/3259D Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Discharge of conditions 3, 4, 5, 10, 11, 12, 13, 15, 17, 18, 21, 22, 23, 27, 28, 29 on 21/3180C.

Submitted WE 19.08.22 response to Cheshire East by 15.08.22

22/3270C 98 Park Lane, Sandbach, CW11 1EP

Proposed single-storey extension.

Submitted WE 26.08.22 response to Cheshire East by 16.09.22

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**

None received.

**6. CORRESPONDENCE**

**6.1 Cheshire East Council**

Email received 16 August in reply to letters sent regarding Patrons Drive and Abbeyfields.

**7. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on Monday, 19 September 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 27<sup>th</sup> June 2022 in Sandbach Town Hall.

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

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### 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.

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

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### 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](https://www.cheshireeast.gov.uk/public_transport/transport_strategies.aspx). The deadline for comment is 11<sup>th</sup> 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](https://www.cheshireeast.gov.uk/schools/school_organisation/wheelock-primary-school-proposal-to-permanently-expand.aspx). The deadline for comment is 18<sup>th</sup> 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 4<sup>th</sup> 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

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## SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday 18<sup>th</sup> 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 4<sup>th</sup> July concerning the confirmation of a TPO for Grange Way/Lawton Way estate. Also attached are additional documents received on 7<sup>th</sup> July to support the initial email.

**Resolved:** That the correspondence be received.

### 6.2 Cheshire East Council

Email received 15<sup>th</sup> 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:

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

Rear extension and loft conversion.

**Resolved:** No objection, subject to the bathroom windows being of an obscured glazing and restricted opening design to protect neighbours amenity.

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

Single and two storey extensions and loft conversion.

**Resolved:** No objection, subject to there being adequate parking facilities for the additional bedrooms. Members ask that the Planning Officer ensures that there is enough off street parking.

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.

**Resolved:** Members support the application.

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.

**Resolved:** No objection.

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

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

**Resolved:** No objection.

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

Double sided digital display bus shelter advertising displays.

**Resolved:** No objection providing it doesn't distract drivers approaching the pedestrian crossing.

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.

**Resolved:** No objection, subject to the heritage officer having no issue with the proposed window and door openings.

Submitted WE 05.08.22 response to Cheshire East by 18.08.22

22/2855C 26 Moss Lane, Sandbach, CW11 3JW

Formation of a replacement two storey dwelling on the footprint of an existing bungalow with a new attached garage.

**Resolved:** No objection.

22/2785C 474 Crewe Road, Sandbach

Planning Application for creation of an additional assisted living accommodation C3(b).

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

Chair Signature:

Date:

- There is no plan available for parking and no parking available nearby. As there is 24 hour staff cover, it can be assumed that at least 2 parking spaces would be needed at all times. Parking on the main road is not acceptable.
- The single access for the property leads onto a busy main road – this is not appropriate for vulnerable residents.
- Members hold serious concerns over fire safety – there is only one exit in total and no exit from the rear or upstairs of the property.
- Members believe that this is an unsatisfactory use for the property. They are concerned about the amenity of vulnerable residents on this busy main road. For example, the ground floor flat at the front depicts a bed with the head of the resident right next to the window that looks onto the road and footpath. The needs of residents don't appear to have been considered when planning the layout of facilities in the building.

Members support Cllr Laure Crane's call in of this application.

22/1249C 15 Fairfield Avenue, Sandbach, CW11 4BW

We currently have a partial fence around a section of our front garden, this fence is 114cm high at it's highest point. We wish to raise the fence level in line with our current rear garden to up to 6ft as well as continue the fence along the front garden and bringing it back towards the house to connect. Basically looking to add some square footage to our rear garden that currently wraps around the fence. We will then be removing the shrubbery from the other side of our front garden and graveling the drive to allow for use of cars.

**Resolved:** Members **OBJECT** to this application as they are concerned that a high fence around the front of the property is still not in keeping with the street scene.

22/3045C 122 Congleton Road, Sandbach, CW11 1DN

Variation of Condition 2 on approval 21/0599C for two storey rear extension.

**Resolved:** No objection.

22/3151C 16 Gawsforth Drive, Sandbach, CW11 1DY

Demolition of existing Garage and Proposed single storey front, side and rear extensions with loft conversion.

*This application was deferred to the next meeting of the Committee as there were no documents available online.*

## 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->

Chair Signature:

Date:

accommodation-registration-scheme-in-england-call-for-evidence The closing date for the consultation is 30<sup>th</sup> August 2022 at noon.

*Members do not feel able to make comments on this consultation and commented that it falls more within the remit of the Principal Authority to comment.*

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

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

*The correspondence was received.*

### 6.2 Cheshire East Council

Email received 30<sup>th</sup> July concerning the relaunch of Local Highways Service. Members are asked provide a steer for the highway maintenance priorities for which whole council support would be sought for.

*Members commented that they see the following as the main issues, in order of priority, in Sandbach:*

- 1) *Repair potholes when they first appear, instead of letting them degrade to a particular depth. This is a Sandbach wide issue*
- 2) *White lines and road marking throughout Sandbach are in poor condition. In several places it is impossible to see where a junction starts. A particular example is the junction outside Sandbach Train Station.*
- 3) *Weedkilling at the correct time of year and gutter cleaning. Sandbach has seen a proliferation of weeds throughout the entire Town Centre in 2022 as weedkilling has either been carried out at the wrong time, or not at all. In several cases vegetation has been allowed to cover footpaths. A particular example of this would be along old Mill Road and up the High Street by St. Mary's church, but this has been a problem everywhere.*
- 4) *Visibility of road signage due to vegetation/dirty signage. Again, this is a Sandbach wide issue.*
- 5) *Timely removal of temporary signage and traffic lights. There have been several recent instances in Sandbach of temporary signage and traffic lights remaining on site for some time after road works have been completed.*

**Resolved:** That the above priorities be suggested to Full Council for submission to Cheshire East Council.

**7. DATE/TIME AND PLACE OF NEXT MEETING**

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

Meeting closed 20.06

Cllr R Hovey

MW

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Dear Mr Wellings

In regards to your enquiries on the attached scanned letters please nte the following:-

Abbeyfields, Sandbach

At the time of writing, most surfacing on the roads/footways across this development should be reaching completion. There will be two Section 38 agreements to cover the road adoption process on this development however one agreement (the later phase 2) has yet to be signed by the developers concerned but I believe that should be occurring very soon now. Once this happens I will be able to place both phases onto a 12 months maintenance period following which all the roads there should be eligible for adoption (including the street lighting) once any outstanding matters such as remedial works has been completed by the developer.

Patrons Drive, Sandbach (former Fodens Factory site)

There are relatively few outstanding matters to resolve on this development before the S38 road adoption process can be completed which is now looking likely before the end of the year. The main outstanding matter is currently that of the street lighting that was originally designed around 10 years ago now or about the time the development would have been starting. This matter is currently with the council's highway team street lighting team for final inspection/evaluation.

I hope this information is useful.

Regards

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