

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 Tuesday 21 September 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 TUESDAY 31 AUGUST 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 03.09.21 response to Cheshire East by 22.09.21

21/4516C 23 Offley Road, Sandbach, CW11 1GY

Proposed single storey rear extension and detached garage to the rear.

21/4565C 11 Bradwall Road, Sandbach, CW11 1GE

Prior approval for a change of use to make the property into a private 1 to 1 personal training studio/gym.

21/4601C 121 Middlewich Road, Sandbach, CW11 1FH

Proposed leisure garden room.

21/4614C 7 Drovers Way, Sandbach, CW11 1EL

Single storey lean-to extension to the front of the dwelling and increased area of driveway.

21/4481C Fairwater 25 Sweettooth Lane, Sandbach, CW11 1BE

Hip to gable conversion and rear dormer extension.

Submitted WE 10.09.21 response to Cheshire East by 08.10.21

21/4635C The Limes, 3 Sweettooth, Sandbach, CW11 1DB

Demolition of the Limes Public House and Construction of a new 60 bed Care Home with car parking and landscaping.

21/4646C 28 Irelands Close, Sandbach, CW11 1JQ

Single storey rear extension, front elevation porch canopy roof extension supported on a gallows bracket.

Submitted WE 17.09.21 response to Cheshire East by 08.10.21

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

5.1 Community Governance Consultation

Information for the consultation is attached. Closing date for comments is 28 November 2021.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 10th September concerning an appeal against the decision for 21/2678C – Vacant Land adjoining 1 Peckforton Close, Sandbach, CW11 1WL

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 11 October 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 Tuesday, 31 August 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

PRESENT	Councillors	Gill Merry (Chair)
		R Hovey
		P Eaton
		M Muldoon
		S Broad
		Cllr G Price Jones

Also in attendance was one member of the public and Cllr L Crane.

1. APOLOGIES FOR ABSENCE

Cllr S Crane
Cllr D Jack

2. DECLARATIONS OF INTEREST

Cllrs Merry, Eaton and Hovey declared a non-pecuniary interest in application 21/4396C due to knowing the applicant.

Cllr Muldoon declared a non-pecuniary interest in application 21/4223C due to knowing the applicant.

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

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

Cllr L Crane requested that the Committee consult with the public regarding 5.1
– Cheshire East Bus Service Improvement Plan. She suggested that the final
draft response could be submitted to C&E for approval due to the deadline
being before the next Planning Committee Meeting.

As no other members of the public wished to speak, 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 9 AUGUST 2021.

Resolved: That both sets of minutes be approved.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Deferred from the last meeting of the Committee

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

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

Resolved: No objection

Submitted WE 13.08.21 response to Cheshire East by 30.08.21

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 is a duplication of the previous item, and so was not considered.

21/4223C 67 Congleton Road, Sandbach, CW11 1HP

Proposed external render coat, replacement windows and doors to whole dwelling house, two storey front and side extensions, single storey rear extension and associated alterations.

Resolved: No objection, however, members did express some concerns about potential disruption to the street scene caused by this application.

21/3988C 3 Wordsworth Close, Sandbach, CW11 3GG

Ground floor side extension.

Resolved: No objection, despite no description of the purpose of the room.

21/3639C 29 Moston Road, Sandbach, CW11 3GL

Proposed extension of a single garage on side elevation of the dwelling.

Resolved: No objection, subject to access being maintained to the rear garden for storage of wheely bins.

21/4231C Crown Bank Dental, 1 Crown Bank, Sandbach, CW11 1FW

Dormer roof extension & internal alterations.

Resolved: No objection

Submitted WE 20.08.21 response to Cheshire East by 15.09.21

21/4347C 641 Crewe Road, Sandbach, CW11 3RZ

Proposed detached garage with first floor home office above.

Resolved: No objection

21/4396C 1 Flat Lane, Sandbach, CW11 4BD

Demolition of existing carport and garage, construction of replacement detached garage.

The Committee did not comment as it became inquorate following the declarations of interest for this item.

Submitted WE 27.08.21 response to Cheshire East by 13.09.21

21/4449C 85 Elworth Road, Sandbach, CW11 3HN

The proposal is to extend the dining room out level with the rear wall of the kitchen and create an open plan kitchen/living area with a side extension for a utility and W/C.

Resolved: No objection

21/4104C Sandbach Baptist Church, Ground Floor, 36 Green Street, Sandbach, CW11 1GX

Replace the existing white UPVC shop type street frontage with a same dimensions similar brown UPVC frontage in which the door is recessed with a slight ramp to allow wheelchair access. To add COVID measures by way of various ventilation improvements.

Resolved: No objection. The Committee support the new access and COVID related features that bring this community resource up to date.

21/4492C The Boat Yard, 98 Moss Lane, Sandbach, CW11 3PW

New 3 bed dwelling consisting of two stories and an internal double garage.

Resolved: No objection.

21/4548C 20 Gawsorth Drive, Sandbach, CW11 1DY

Single storey side extension with habitable rooms in roof space.

Resolved: No objection.

5. CONSULTATIONS

5.1 Cheshire East Bus Service Improvement Plan

Information for the consultation is attached. Closing date for comments is 17th September 2021.

Resolved: That

- i) Cllr Merry sets half a dozen questions to be asked to Members of the Public, by Planning Committee Councillors, during the Market of Thursday 9th. Answers
- ii) The Clerk of the meeting posts the questions on the website.
- iii) All responses to be returned to Cllr Merry who will formulate a response, to be approved at the C&E meeting of 16th September.

5.2 Draft sustainable urban drainage systems supplementary planning document consultation

Information attached. Closing date is Monday 20th September 2021.

Resolved: That members send comments through to Cllr Hovey, who will submit a response prior to the deadline.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 6th August regarding Cheshire East Local Plan
This item was deferred from the last meeting of the Committee.
This item was received and dealt with as part of item 5.2.

6.2 Cycling UK

Email received 23rd August concerning Access Control from Abbey Road to Paddock Road.

Resolved: That the Committee support Cycling UK's comments.

6.3 Cheshire East Council

Email received 23rd August regarding an appeal for application 21/0546C.
This item was received.

6.4 Cycling UK

Email received 24th August regarding access control from Abbey Road to Paddock Road.

Resolved: That the Committee support Cycling UK's comments.

6.5 Cycling UK

Email received 26th August regarding an update from Cycling UK regarding residential cycling parking at Redwing Close, Abbeyfields.

Resolved: That the Committee support Cycling UK's comments.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 21 September 2021 at 7pm in The Ballroom, Sandbach Town Hall.

Meeting closed 8.44pm

Cllr G Merry

MW

News Release



EMBARGOED TO: 3 September 2021

Council to launch consultation on community governance

Cheshire East is to hold a 12-week consultation on proposals for the governance arrangements for town and parish councils in the borough.

This is part of a borough-wide review, as Cheshire East is responsible for the governance and electoral arrangements for the borough's 186 town and parish council wards in 135 town and parish councils.

The purpose of the review, which follows Ministry of Housing, Communities and Local Government and Local Government Boundary Commission for England guidance, is to ensure that community governance arrangements 'continue to reflect local identities and facilitate effective and convenient local government'.

As communities change over time, government guidance advises a review of town and parish governance every 10-15 years, to ensure the arrangements are fit for purpose. The last was done before Cheshire East Council was created in 2009.

The review looks at a range of issues, including town and parish boundaries, numbers of town and parish councillors, grouping of parishes and warding.

The [Community Governance Review draft recommendations report](#) makes a series of proposals, beginning with parishes where no changes are being proposed, to other relatively minor proposals, and, finally, to more significant area or boundary changes – largely adjoining the borough's urban parishes – which have a knock-on effect for surrounding parishes. Maps showing proposed changes can be found via [this link](#).

This consultation stage provides people and stakeholder bodies with an opportunity to make the case for alternative proposals to those now recommended.

Nothing is yet decided as a community governance review is a complex task. Any changes to be made would follow reflection on the responses to this latest public consultation – including with town and parish councils – and a decision by full council.

Councillor Sam Corcoran, chair of Cheshire East constitution committee, and leader of the council, said: "Reviewing the community governance arrangements for all our town and parish councils is normal good practice and Cheshire East has continued this vital work despite the tremendous disruption caused by the Covid pandemic. It is to our council officers' great credit that this work has progressed in good time.

"The present governance arrangements predate the formation of Cheshire East and there has since been considerable change to the population, its distribution and to the borough's settlements.

“This review and the proposals in the consultation offers the opportunity to ensure that town and parish arrangements meet local needs and are fit for purpose for the future.

“There certainly won’t be change for change’s sake and any changes will only be adopted after they have been extensively consulted upon to take account of the views of residents, town and parish councils and other stakeholders.

“That is why I would urge people to share their views with the council via the online consultation on our website from 6 September.”

A multi-disciplinary team of officers has been working on the review since 2019 and members of all the council’s political groups will be involved in making decisions upon future governance arrangements of the town and parish councils.

Cheshire East undertook an initial pre-consultation survey between October 2019 and February 2020 on the scope of the review and topics and proposals that should be included. In June, a meeting of full council approved the decision to take proposals to consultation.

The public consultation **starts** on **6 September** and can be accessed via:
<https://surveys.cheshireeast.gov.uk/s/CGReview2/>

The consultation **ends** at **midnight** on **28 November 2021**. Paper copies of the consultation can also be obtained from local libraries. The aim is to complete the process well before the scheduled local elections in May 2023.

This review of community governance does not include the electoral arrangements for borough council or parliamentary seats. These would be the responsibility of Whitehall (the Local Government Boundary Commission and the Boundary Commission for England, respectively) and are not currently proposed.

ENDS

Photo captions:

General views across Cheshire East

Notes to Editors:

Maps showing proposed changes can be found via the following link and looking under additional documents ‘DraftRecs_maps’:

<http://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=487&MID=8618#AI55262>

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Ref No: 21/2678C

Miss A L Banks,
Clerk to Sandbach Town Council
SANDBACH LITERARY INSTITUTE
HIGHTOWN
SANDBACH
CW11 1AE

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

10-Sep-2021

Dear Sir/Madam

Notification of Appeal

Application No: **21/2678C**
Location: **Vacant Land Adjoining 1, PECKFORTON CLOSE, SANDBACH, CHESHIRE, CW11 1WL**
Proposal: **Application for permission in principle for construction of a single dwelling, one storey detached property with off street parking**

I am writing to advise you that, following refusal of planning permission, an appeal has been made to the Secretary of State in respect of the above planning application. The appeal is to be dealt with by means of Written Evidence and a site visit by an Inspector from the Planning Inspectorate.

You are invited to comment on the appeal on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk> or, by letter **IN TRIPLICATE** to the: **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN** quoting the Appeal Reference **APP/R0660/W/21/3279421**

Comments must be submitted within 5 weeks of the Appeal Start Date of 09-Sep-2021. Comments received after the deadline on **14-Oct-2021** will not normally be seen by the Inspector and will be returned. However I must point out that copies of all letters will be sent to both the appellant and Cheshire East Council.

Any comments already made on the related application for planning permission (unless expressly confidential) will also be submitted to the Planning Inspectorate, copied to the appellant and will be taken into account in deciding the appeal. Any changes to these comments should be sent direct to the Planning Inspectorate at the above address.

A copy of the booklet 'Guide to Taking Part in Planning Appeals' is available through the 'Publications' page of the Planning Inspectorate website at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

A copy of the appellant's grounds of appeal is now available to view online at www.cheshireeast.gov.uk/planning or at any office of the Council that has internet viewing facilities for the public. Other documentation will be uploaded to the website when it becomes available during the appeals process..

When made the appeal decision will be published on the Planning Inspectorate website and can be viewed at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Edward Cratchley

**Planning Officer
Development Management**