

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Tuesday, 21 September 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

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

1. APOLOGIES FOR ABSENCE

Cllr S Crane
Cllr D Jack

Absent without apologies: Cllr P Eaton

2. DECLARATIONS OF INTEREST

Cllrs Merry and Muldoon declared a non-pecuniary interest in item 21/4601C. As the committee is no longer quorate for that item, it will not be considered.

As there were no members of the public in attendance, the Chair did not
adjourn the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON TUESDAY 31ST AUGUST 2021

Resolved: That the minutes be approved.

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.

Resolved: No objection.

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.

Resolved: No Objection. The Committee note that the front door appears to open into the street, which is not safe. Furthermore, members request

that appropriate sound proofing is installed so neighbours are not disturbed by weights being dropped onto the floor.

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

Proposed leisure garden room.

This item was not considered due to the Committee becoming inquorate.

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

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

Resolved: No objection. Members request that the applicant ensure that the driveway is permeable.

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

Hip to gable conversion and rear dormer extension.

Resolved: No objection providing the symmetry of the roofline is retained and the street view is not effected.

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.

Resolved: No objection. Members do have reservations that there would be an adequate number of parking spaces for all the staff and visitors. Furthermore, they would like to see the bowling green retained.

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

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

Resolved: No objection.

Submitted WE 17.09.21 response to Cheshire East by 04.10.21

21/4826C 2 Coldmoss Drive, Sandbach, CW11 4HW

Two storey side extension with front and rear dormer windows.

Resolved: No objection. Members would like to retain the roofline as proposed so it is in keeping with the surrounding area.

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 welcome the development of the site but **OBJECT** to the application. Members preferred the previous design of the new property as it is much more in keeping with the site and does not have such a stark contrast between modern and traditional building types. In the absence of comments from the heritage officer, STC request the previous design for the new house.

Members note that the application still encloses all of Dingle Lane – public need to retain the right to use this footpath as it links to other Sandbach footpaths.

21/3181C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Listed building consent for 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 welcome the development of the site but **OBJECT** to the application. Members preferred the previous design of the new property as it is much more in keeping with the site and does not have such a stark contrast between modern and traditional building types. In the absence of comments from the heritage officer, STC request the previous design for the new house.

Members note that the application still encloses all of Dingle Lane – public need to retain the right to use this footpath as it links to other Sandbach footpaths.

21/3193C 2 Fields Drive, Sandbach, CW11 1YB

Alterations, extensions and works to provide additional living accommodation at ground and a new attic first floor.

Resolved: No objection providing the officer can confirm that there are no privacy issues between the two properties.

5. CONSULTATIONS

5.1 Community Governance Consultation

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

Resolved: That this item be put to Council at the October Meeting. Cllr Hovey is to draft something for the next Planning Committee meeting that will then go to Council.

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

Resolved: That the Support Officer sends original comments to Cllrs Merry and Hovey so a response can be formed.

7. CEC TOWN CENTRE VITALITY REPORT

Lead: Cllr Hovey

Action: To discuss the CEC Town Centre Vitality report and confirm any next steps.

Resolved: That Cllr Hovey drafts correspondence requesting the CEC Town Centre Vitality Report team to revise incorrect information in the baseline report.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 11 October 2021 at 7pm in The Charter Room, Sandbach Town Hall.

Meeting closed 8.30pm

Cllr G Merry

MW