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| SANDBACH TOWN COUNCIL |
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Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Wednesday 23rd November 2022 in Sandbach Town Hall.

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

1. APOLOGIES FOR ABSENCE

Apologise received: Cllrs S Broad and G Merry (Personal Reasons).
Absent without apologise: Cllrs P Eaton and G Price Jones.

2. DECLARATIONS OF INTEREST

None received.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 31ST OCTOBER 2022

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 4.11.22 response to Cheshire East by 22.11.22

(Deadline for comment extended)

22/4255C Grey Gables, 11A, LONDON ROAD, SANDBACH, CW11 3BD
Proposed Two Storey Side Extension and Basement Below

Resolved: Members **OBJECT** to this application on the grounds that this is over-development of a compact site area. The proposal to include a basement has potential negative impact on the stability of water-table and nearby boundary walls and fences. Proposed velux windows to the roof area will impact privacy of residents and gable-end glazing will expose neighbouring gardens to the North of the property to a loss of privacy and amenity.

Submitted WE 4.11.22 response to Cheshire East by 18.11.22

(Deadline for comment extended)

22/0882C Amended Application
Land At, WRIGHTS LANE, SANDBACH
Erection of 26no. dwellings with associated access, car parking, open space and landscaping

Resolved: Members **OBJECT** to this application. Some of the comments made on 4 April 2022 are yet to be resolved.

Chair Initials:

- i) Members would like to see that the Capricorn site provides employment opportunities and believe that this application is premature in that respect. Job opportunities should provide financial security within the community and employment should be delivered before any further houses. It is noted that independent reports referenced in the revised Sandbach Neighbourhood Plan confirm that there is no requirement to provide additional housing in the plan period.
- ii) Members are disappointed that there is no access to this site through Capricorn. This places further additional stress on Heath Road, where the access is too narrow for bin wagons etc. It would be a concern in the morning when parents drop off school children and the bin wagon operations.
- iii) Members are disappointed to see that there is no vehicle access to rear gardens on Heath Road and consider this a missed opportunity. Furthermore, Members note that they are yet to see any sort of legal agreement regarding the transfer of parking from Wrights Lane onto the spaces within the site, though understand that long leases and peppercorn rents are proposed.
- iv) Members would not like to see construction traffic coming down Heath Road, construction should be delayed until traffic can be served from the larger Capricorn site for safety reasons.
- v) There is no allocate visitor parking within the development. Members would welcome visitor parking in the space next to the Pumping Station.
- vi) Members would like to see conditions to ensure the retention of trees once the development is completed.
- vii) Members would like reassurance that the proposed driveways are long enough that 2 cars parked in front of each other may park on them without overhanging the footpaths.
- viii) It isn't clear in the application how overlooked the green spaces are. They shouldn't be hidden from view so as not to encourage antisocial behaviour. The Green spaces may be overlooked by Capricorn, although this isn't clear from the application.
- ix) The revised Sandbach Neighbourhood Plan Policy PC5 Footpaths & Cycleways will require the existing footpath to the northern edge of the site to be retained as a rural pathway. i.e. not a narrow tarmac path.

Members welcome the provision of 8 affordable homes and two plots will be bungalows while the number of houses is down from 26 to 25. Members also noted trees are retained near the footpath

Chair Initials:

Submitted WE 11.11.22 response to Cheshire East by 29.11.22

- 22/4358C 121, CREWE ROAD, SANDBACH, CW11 4PA
Rear single storey extension with flat roof extending over existing conservatory footprint (to be demolished). Plus addition of rear second storey over existing single storey kitchen. Plus boundary wall adjacent to rear of electricity substation to replace existing fence.
Resolved: No objection.

Submitted WE 18.11.22 response to Cheshire East by 6.12.22

- 22/4456C 30, MOSS LANE, SANDBACH, CHESHIRE, CW11 3JW
Two storey extension to the rear of the property and a single storey extension to the left hand side of the property both with flat roofs
Resolved: No objection. However, Members ask that the Planning Officer considers the impact of the balcony windows on the privacy of the rear gardens of neighbouring properties and the suitability of chosen cladding colour for the Moss Lane locality.

- 22/4509C 22, MOSS LANE, SANDBACH, CW11 3JW
Proposed two storey side extension, single storey rear extension with roof terrace over and internal remodelling.
Resolved: Members **OBJECT** to this application on the grounds of privacy loss and adverse impact for the neighbouring properties, due to installation of a proposed first floor roof terrace. No further issues with the proposals.

5. CONSULTATIONS**5.1 CEC Consultation on Draft Developer Contributions SPD**

Resolved: Members noted the comments submitted, on behalf of the Town Council, following the last committee meeting.

5.2 Cheshire East Minerals and Waste Plan (MWP) and Call for Sites

Email received 8 November 2022 relating to the Draft MWP.
Consultation ends on 21 December.

Resolved: Cllrs Hovey and Muldoon will review the consultation and circulate their observations for Committee review at next Planning and Consultation Committee Meeting.

5.3 Town Centre Vitality Plan (TCVP) Consultations

The Chief Officer has replied on behalf of Sandbach Town Council Committee to consider both Sandbach TCVP Consultation Draft and TCVP STC Response 2022.

Resolved: Members noted the Chief Officer's response.

5.4 Boundary Commission for England 2023 Boundary Review

Emailed received on 25 November. Consultations ends on 5 December.

Resolved: Query is submitted to align the local government parish boundaries with Constituency boundaries.

Chair Initials:

5.5 CEC Cemeteries Strategy

Press release received on 22 November. Consultations ends on 9 December.

Resolved: This item is deferred to the 30 November Full Council meeting in order to respond within deadline.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 12th December 2022 at 7pm in Sandbach Town Hall.

Meeting closed 7:57pm

Cllr R Hovey, Chair

YL / KP

DRAFT

Chair Signature:

Date: