



SANDBACH
TOWN COUNCIL

PLANNING AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Tuesday 10th January 2023 in Sandbach Town Hall.

Present Councillors R Hovey (Chair)
S Broad
M Muldoon
D Poole
G Price Jones

Also present were the Deputy Chief Officer, Corporate and Democratic Services Support Officer and two members of the public.

1. APOLOGIES

Absent with apologies: Cllr G Merry and S Crane.
Absent without apologies: Cllr P Eaton.

2. DECLARATIONS OF INTEREST

None received.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 12TH DECEMBER 2022

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

PUBLIC QUESTIONS

The meeting was adjourned to allow questions relating to items on the Agenda from members of the public.

Resident gave a short presentation relating to Item 6.1 on the Agenda and requested the Committee's support in ensuring the footpaths are completed in accordance with conditions of Planning approvals for the sites.

The Chair reconvened the meeting.

Chair Initials:

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 16.12.22 response to Cheshire East by 5.1.23

(No respond on the request of deadline extension in submitting comment)

22/4911C 10, HENSHALL DRIVE, SANDBACH, CW11 1YN
Second storey side extension over the existing garage with covered open porch / car port area.

Resolved: No objection but Members request the Planning Officer ascertains whether this is overdevelopment of the plot And if the property offers suitable off-street parking capacity where number of beds increases to 5.

Submitted WE 6.1.23 response to Cheshire East by 25.1.23

23/0023C 54, RUSCOE AVENUE, SANDBACH, CW11 3HG
A single storey kitchen extension to the rear of the semi detached property, spanning the full width of the property and extending out by 4.15 meters, double patio doors and large window to the rear and 2 velux windows in the roof.

Resolved: No objection.

SUPPLEMENTARY APPLICATION

Submitted WE 13.1.23 response to Cheshire East by 31.1.23

23/0082C Grass verge, Moston Road, Ettiley Heath, Sandbach, CW11 3HL
Telecoms determination for the installation of 1No. 15m Phase 5 monopole, 3No. antennas, 2No. 0.3m dishes and 3No. ground-based equipment cabinets and ancillary development.

Resolved: No objection.

5. CONSULTATIONS

5.1 Definitive Map Modification Orders (DMMO) Consultation

[Attached in Agenda: 5.1a Consultation Letter;
5.1b Claimed FP Map]

Email received 15th December 2022 relating to an application for a public footpath to be added to the Definitive Map and Statement. Consultations ends on 25th January 2023.

Resolved: No objection. Sandbach Town Council support the Definitive Map designation of this footpath.

5.2 Town Centre Vitality Plan (TCVP) - Final recommended version

[Attached in Agenda: 5.2 email from Cheshire East Council]

Members to note that the final version of TCVP received 16 December 2022 will be presented to the CEC Economy and Growth Committee on 17th January 2023.

Resolved: Members generally accept the final version TCVP but request that the CEC Economy and Growth Committee meeting is made aware that the population quoted as 18,000 is inaccurate and should be displayed as 22,000, per the 2021 Census. The corrected figure must be reflected in any adopted document.

6. CORRESPONDENCE

6.1 Persimmon Footpaths - Planning & Consultation Meetings

Email received on 13th December regarding to the footpath between the Capricorn Business Park adjacent to the M6 junction. Planning Application 13/5242C.

Resolved: The Meeting Clerk to contact CEC Planning Enforcement to request they establish the schedule for required footpath implementation, with Persimmon Homes.

6.2 Cheshire East Site Allocations and Development Policies Document (SADPD)

[Attached in Agenda: 6.2 email]

Email received on 16th December as SADPD is adopted by Cheshire East Council on 14th December 2022. The policies will be used to make decisions on planning applications.

Resolved: Members noted the adopted document.

6.3 Pre-Planning Application Consultation

[Attached in Agenda: 6.3a email;
6.3b Consultation letter to STC;
6.3c Scaled drawings]

Email received on 19th December inviting comments on proposed installation of telecoms apparatus at Moston Road, Ettiley Heath, Sandbach, CW11 3HL. They also want to seek agreement on the Traffic Light Rating assessment as well as the associated engagement strategy. Expected reply in 14 days from the date letter sent.

Resolved: As the formal application is now submitted and Committee observation made, this item relating to pre-planning was not considered as no longer applicable.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 23rd January 2023 at 7pm in Sandbach Town Hall.

Meeting closed 7:57pm

Cllr R Hovey, Chair

YL / KP