

SANDBACH TOWN COUNCIL

Notes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday 13th December 2021 on Zoom.

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

1. APOLOGIES FOR ABSENCE

Cllr S Broad, Cllr G Price Jones

Absent without apologies: Cllr P Eaton and Cllr Jack.

2. DECLARATIONS OF INTEREST

Cllr Merry declared an interest in 21/5944C and 21/5945C due to being a School Governor. Cllr Merry declared that she would not take part in those items and subsequently the Committee becomes inquorate and would not consider the items.

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

3. NOTES OF THE INFORMAL PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 22 NOVEMBER 2021.

Members noted the notes which have been approved at Full Council on 23rd November.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 23.11.21 response to Cheshire East by 17.12.21

21/4853C Oak Farm, Church Lane, Sandbach, CW11 4ST

Removal of Condition 5 on 17/3928C – Demolition of existing buildings and the erection of 5 new houses with improved primary access, soft and hard landscaping, associated infrastructure and ancillary facilities.

Resolved: Members strongly **OBJECT** to this discharge of conditions. Members fail to understand and question why Planning enforcement allowed houses to be occupied before the path was put in, which is in contravention to the original Decision notice. At the time of public consultation for this development, members of the public made it clear that

this path was appropriate and needed, given the development and its location.

Members question if any of the footpath constructed is on highways land, and whether a 258 agreement was entered into if so.

Submitted WE 03.12.21 response to Cheshire East by 20.12.21

21/5763C 104 Congleton Road, Sandbach, CW11 1HQ

Listed Building consent to remove and replace UPVC conservatory, French doors and five windows.

Resolved: Members fully support the proposal.

21/5912C 59 Fields Drive, Sandbach, CW11 1YB

Re-cladding of existing house, new porch area and new build single storey rear extension.

Resolved: No objection. Members request that it is ensured that there is adequate off road parking for the property with the loss of garage space for parking.

21/5975C 141 Middlewich Road, Sandbach, CW11 1JD

Single storey rear extension and rear balcony

Resolved: No objection. Members question of the tall side panel on the Balcony would be better if opaque to preserve privacy of Neighbours.

21/6021C 106 Bradwall Road, Sandbach, CW11 1AW

First floor extension over existing single storey

Resolved: No objection to the ensuite bathroom. Members are concerned that it is not clear in the plans what the changes to the garage will be, which are evident in the floorplans, as there is no front elevation.

21/5944C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof Insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

The Committee was not quorate for this item and so it was not considered.

21/5945C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Listed building consent for repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/ lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

The Committee was not quorate for this item and so it was not considered.

Submitted WE 10.12.21 response to Cheshire East by 30.12.21

21/6158C Sunnyside, Moss Lane, Sandbach, CW11 3PL

Two storey rear and side extension to existing dwelling.

Resolved: Members **OBJECT** to this application. Serious concerns about the suitability of this design in open countryside are held as it does not fit in aesthetically with the current building, site it is situated on or surrounding buildings.

This is further compounded by the fact the application is for a prominent site in open countryside that is visible from a number of local vantage points.

21/6194C 17 Victoria Street, Sandbach, CW11 1HB

This proposal is to construct a fairly conventional 2 storey rear extension and ground floor side extension to form a porch.

Resolved: No objection.

5. CONSULTATIONS

5.1 Final Draft Housing Supplementary Planning Document (Final Draft Housing SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 22 December 2021.

The consultation was noted.

5.2 Cheshire East Council's balanced budget consultation

Information for the consultation is attached and available from www.cheshireeast.gov.uk/BudgetEngagement Closing date for comments is 4 January 2022.

The consultation was noted.

5.3 Draft Speed Management strategy Consultation

Information for the consultation is available from <https://surveys.cheshireeast.gov.uk/s/SpeedManagementStrategyConsultation/> Closing date for comments is 31 January 2022.

Resolved: That the consultation be deferred to the next meeting of the Committee for further consideration.

5.4 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

The consultation was noted.

5.5 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

This item is a duplication of 5.4 and so was not considered.

6. CORRESPONDENCE

6.1 Planning Inspectorate

Email received 30th November concerning an inquiry in Sandbach Town Hall on 24 May 2022 regarding the stopping up of Footpath 14 in the Parish of Sandbach and how comments can be made.

Resolved: That the Correspondence be deferred until the next meeting of the Committee for further consideration.

6.2 Cheshire East Council

Email received 6th December concerning CIL payments. This email is being brought to the Planning Committee as a reminder of CIL monies. The annual report will be actioned by officers and does not require consideration.

Resolved: That it be recommended at Budget setting that £5000 of CIL monies be put towards the Small Common Refurbishment Project with £862.86 being retained.

7. SANDBACH NEIGHBOURHOOD PLAN RESPONSE TO QUESTIONS RAISED BY EXTERNAL EXAMINER

Resolved: That the response be submitted by the Meeting Clerk.

8. DATE/TIME AND PLACE OF NEXT MEETING

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

Meeting closed 8.33pm

Cllr G Merry

MW