



**SANDBACH  
TOWN COUNCIL**

**PLANNING AND CONSULTATION COMMITTEE**

Agenda for the meeting to be held on **Monday, 23<sup>rd</sup> January 2023**  
at **Sandbach Town Hall**, and commencing **7pm**.

Committee Members: Cllrs R Hovey (Chair), G Merry (Vice Chair), G Price Jones,  
M Muldoon, S Broad, S Crane and D Poole.

**1. APOLOGIES FOR ABSENCE**

*The Meeting will be clerked by the Deputy Chief Officer.  
Please ensure that all apologies are made directly to the meeting clerk no later  
than 5pm on the day of the meeting.*

**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.

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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 and Consultation Committee Meeting.

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**3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 10<sup>TH</sup> JANUARY 2023.**

[Attached: Draft minutes of the meeting]

To approve the minutes of the meeting of 10<sup>th</sup> January 2023.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 13.1.23 response to Cheshire East by 8.2.23

23/0096C

95, BELMONT AVENUE, SANDBACH, CW11 1BT

Demolition of existing garage to allow rebuild into two storey extension. build 2nd storey over existing single storey extension.

Submitted WE 20.1.23 response to Cheshire East by 6.2.23

- 23/0081C      128, CONGLETON ROAD, SANDBACH, CW11 1DN  
Variation of Condition 2 (approved plans) on approval 21/6399C for proposed replacement dwelling and associated outbuildings and annex
- 22/5038C      43B, HIGH STREET, SANDBACH, CHESHIRE, CW11 1AL  
Listed building consent for removal of existing barber signage and replace with two new signs

At time of posting, no further applications were available.

A supplementary list will be issued on the day of the meeting, should further applications be received, and an updated agenda posted on to Sandbach Town Council's website.

## **5. CONSULTATIONS**

### **5.1 [Health and Wellbeing Strategy Consultation 2023 - 2028](#)**

Email received 9 January 2023 relating to an update of Cheshire East Council Health and Wellbeing Strategy. The main goal of this strategy is to improve population health and wellbeing whilst reducing health inequalities. This strategy will be adopted in April 2023 and the consultation closes 5 February.

## **6. CORRESPONDENCE**

None received.

## **7. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on Monday, 13<sup>th</sup> February 2023 at 7pm in Sandbach Town Hall.



## PLANNING AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Tuesday 10<sup>th</sup> 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.

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### 2. APOLOGIES

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

### 8. DECLARATIONS OF INTEREST

None received.

### 9. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 12<sup>TH</sup> 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 15<sup>th</sup> December 2022 relating to an application for a public footpath to be added to the Definitive Map and Statement. Consultations ends on 25<sup>th</sup> 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 17<sup>th</sup> 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 13<sup>th</sup> 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 16<sup>th</sup> December as SADPD is adopted by Cheshire East Council on 14<sup>th</sup> 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 19<sup>th</sup> 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, 23<sup>rd</sup> January 2023 at 7pm in Sandbach Town Hall.

Meeting closed 7:57pm

Cllr R Hovey, Chair

YL / KP