



**SANDBACH  
TOWN COUNCIL**

**PLANNING AND CONSULTATION COMMITTEE**

Minutes of the Meeting of the Planning and Consultation Committee held at 7.00pm on Monday 13<sup>th</sup> February 2023 in Sandbach Town Hall.

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

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

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**1. APOLOGIES**

None received.

**2. DECLARATIONS OF INTEREST**

Cllr Muldoon declared a non-pecuniary interest in Item 5 and did not vote.

**3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 23<sup>RD</sup> JANUARY 2023**

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

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**PUBLIC QUESTIONS**

The Chair adjourned the meeting to allow Members of the Public to speak. As there were no questions, the meeting was reconvened.

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Chair Initials:

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

##### Submitted WE 20.1.23 response to Cheshire East by 15.2.23

- 23/0149C 123, MIDDLEWICH ROAD, SANDBACH, CW11 1FH  
To install an electric automated iron ornate gate and iron ornate fences within the existing wall pillars that have been erected on the front boundary.  
**Resolved:** Members **support the Highways Development Officer's comment** that the gate should set back 5 meters from the highway so the vehicles can leave or enter without disrupting the flow of the traffic on a busy major road.

- 23/0055C Plant Yard, MILLBUCK WAY, SANDBACH, CW11 3HT  
Demolition of an existing detached unit to the south boundary and erect a new industrial unit to adjoin the existing unit to the north west corner with associated office space and car parking facilities.  
**Resolved:** No objection. However, Members would like to highlight the limited car parking space within the site does not leave much overflow parking availability given that the site is possible to be used by different organisations in the future.

##### Submitted WE 27.1.23 response to Cheshire East by 16.2.23

- 23/0319C 30, BELMONT AVENUE, SANDBACH, CHESHIRE, CW11 1BY  
Side extension and detached garage  
**Resolved:** No objection.

##### Submitted WE 3.2.23 response to Cheshire East by 20.2.23

- 23/0305C 64, Bradwall Road, SANDBACH, SANDBACH, CW11 1GF  
Extension and alterations  
**Resolved:** No objection. Members would like the Planning officer to look at a few issues regarding the volume of extension in relation to the original property; the addition of having an extra window in the roof; the change of style of the existing window in the roof that faces onto properties on Malt Kiln Way which give rise any issue of privacy to neighbouring properties; given the size of the extension, it is over development of the plot leaving insufficient private amenity space for the occupiers.

##### Submitted WE 10.2.23 response to Cheshire East by 27.2.23

- 22/4401C 11, MULBERRY GARDENS, SANDBACH, CHESHIRE, CW11 3GN  
Proposed two storey side extension and rear single storey extension  
**Resolved:** No objection.

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## 5. APPEALS

Received WE 27.1.23 response to Cheshire East by 24.2.23

APP/R0660/W/22/3313892

21/2412C Land South Of, OLD MILL ROAD, SANDBACH

Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 160 dwellings, car parking, public open space and associated works.

Cllr Muldoon did not participate in voting on this item, following declaration of interest.

**Resolved:** Previous objections made to Cheshire East Planning Officer in relation to above application are to be reiterated in response to appeal, along with confirmation of this Committee's support of the concerns raised Cheshire East Council Urban Landscape and Design Officer.

## 6. CONSULTATIONS

### 6.1 Falls Prevention Strategy Consultation

The falls prevention strategy aims to reduce the risk and severity of falls for people at risk in Cheshire East. The strategy applies to people aged 65 and over, as well as younger adults whose medical conditions increase falls risk.

There are two surveys in this consultation:

- to share [experience of falls and falls prevention](#);
- to [comment](#) on the full [draft Falls Prevention Strategy](#).

This consultation closes on Monday 27 March 2023.

Members discussed the report and noted that the document is aimed solely at residents falling within the home; there is no reference to outdoor falls, despite outdoor activity being encouraged and key in maintaining health and wellbeing.

In 2022 a group, consisting of various community representatives surveyed Town Centre accessibility and copy of the report findings should be submitted, along with Committee Response, as numerous potholes, uneven footpaths and damaged paving can be a risk of fall and a challenge to residents and visitors alike.

Members are encouraged to submit their own comments and the Office will share consultation via social media.

**Resolved:** Response to be submitted via direct email, stating that Members would like to include fall prevention for outside the home within the strategy, including reference to residents *and* visitors, for provision of safe environment where exercise is encouraged for maintaining condition to minimise risk of falls. It is a concern that this strategy concentrates solely on residents falling within the home. When including prevention of outdoor falls, consideration should be given to linking the draft document with Borough Highways and Planning, to ensure suitability of planting near to

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footpaths for avoidance of Highway Damage and future trip hazards.

A copy of the thorough Town Centre public realm condition report to be referenced in attachment to the response, highlighting accessibility restrictions, risks of fall and incident.

**7. CORRESPONDENCE**

There was none.

**8. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on Monday, 6<sup>th</sup> March 2023 at 7pm in Sandbach Town Hall.

Before closing the meeting the Chair reported that correspondence relating to HS2 will be presented to the next Planning Meeting. The document will be circulated to all Councillors for comment.

Meeting closed 7:54 pm  
Cllr R Hovey, Chair

YL / KP

Chair Signature:

Date: