

SANDBACH TOWN COUNCIL

Planning & Consultation Committee

This meeting will be clerked by Mike Wellings. Please ensure that all apologies are made directly to the clerk of the meeting no later than 6pm on the day of the meeting.

Agenda for the meeting to be held on Monday 28 June 2021 at 7.00pm in the Ballroom, Sandbach Town Hall.

***COVID 19** – To ensure that the meeting remains as safe as possible for all attendees, please ensure that you use the hand sanitiser supplied on entry to the building, wear masks at all times and sit in the 2m spaced seating provided. Councillors may remove their masks for the duration of the meeting, if they wish.*

The Meeting will be opened by the current Chair.

1. PLANNING & CONSULTATION COMMITTEE CHAIR

To appoint Chair.

2. PLANNING & CONSULTATION COMMITTEE VICE-CHAIR

To appoint Vice-Chair.

3. APOLOGIES FOR ABSENCE

4. 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.

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 Committee Meeting.

5. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 19 APRIL 2021.

6. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.06.21 response to Cheshire East by 30.06.21

21/2847C 68 Bradwall Road, Sandbach, CW11 1GH

Proposed second storey rear extension. Pitched roof over existing side dormer & side infill porch extension.

- 21/3008C 157 Bradwall Road, Sandbach, CW11 1GP
Proposed first floor extension, demolition of existing side garage and replacement with new garage with bedrooms above, single storey rear extension and proposed front drive including widening of site entrance.
- 21/3049C 6 Elgan Crescent, Sandbach, CW11 1LD
Construction of rear single storey extension.

Submitted WE 18.06.21 response to Cheshire East by 14.06.21

- 21/3139C 2 Fields Drive, Sandach, CW11 1YB
Alterations, extensions and works to provide additional living accommodation at ground and a new attic first floor.
- 21/3103C 1 Welles Street, Sandbach, CW11 1GT
The application seeks to introduce E(e) use into the E(a) ground floor retail area to accommodate this new business into the Town Centre. The proposal does not involve work to the exterior fabric of the building.
- 21/3234C 69 Heath Road, Sandbach, CW11 2JY
Rear two storey extension
- 21/3181C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY
Listed building consent for repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling.

Submitted WE 25.06.21 response to Cheshire East by 16.07.21

At time of posting, further applications were not available.
A supplementary list will be issued on the day of the meeting and an updated agenda posted on to Sandbach Town Council's website.

7. CONSULTATIONS

There are none.

8. CORRESPONDENCE

8.1 HS2

Email received on 13th May concerning publication of HS2 Phase 2a consultation report.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 19 July 2021 at 7pm in The Ballroom, Sandbach Town Hall.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

21/1838C 108 Marriott Road, Sandbach CW11 3LS

Proposed granny annex/garage out building.

Resolved: No objection

21/1878C 1 Hungerford Place, Sandbach CW11 4PP

First floor extension to side elevation.

Resolved: No objection

21/1856C Brick House Farm, Congleton Road CW11 4SR

Advertisement consent for 1no. non illuminated hoarding.

Resolved: Objection. The application did not disclose what would be displayed on the proposed advertising hoarding, the committee would request that the hording be temporary in nature and removed once the Capricorn development had been constructed. The committee was also keen to know the views of Highways as to whether the size and location of the hoarding would be a distraction to drivers on the M6 motorway.

21/1953C 5 Mill Hill Drive, Sandbach CW11 4PW

Proposed First Floor Extension above existing garage.

Resolved: No objection

21/1892C 22 Elgan Crescent, Sandbach CW11 1LD

Single storey rear and side wrap around extension and internal alterations.

Resolved: No objection

21/1687C 1 Blackacres Close, Sandbach CW11 1YE

Non-material amendment to application 20/3017C

No Opinion: The decision to refuse by CEC had been determined prior to the committee meeting.

21/1762T Open Space, Woodside Drive

Tree Works

Resolved: No objection

21/1595C 2 The Barns, Brock Hollow CW11 3WA

Addition of decking to outside area.

Resolved: No objection

21/1782D Wheelock Corn Mills, Crewe Road CW11 3RS

Discharge of Condition No. 3 on approved application no. 17/5828C

Extension of Pet Superstore.

Resolved: No objection

21/1781C 3 Eaton Close

Single storey to front and rear.

Resolved: No objection, but the committee request that the Planning Officer takes full account of the comments submitted by neighbours and that the applicant is requested to provide reassurances that the narrow close will not be obstructed by construction vehicles as some of the neighbouring properties contain vulnerable residents.

21/2093C 4, Grange Way, Sandbach, CW11 1ES

Proposed room in the roof space of existing utility and garage. Proposed sun lounge with pitched roof to replace existing sun Lounge.

Resolved: No objection

21/2097C 94, Abbey Road, Sandbach, CW11 3HB

Demolish a garage and later link building and build a single storey rear extension with a flat roof.

Resolved: No objection

21/2019C 16, Tatton Drive, Sandbach, CHESHIRE, CW11 1DZ

Retrospective application for a hobby room/home office to rear/side of dwelling

Resolved: No objection, but the committee notes that the development obstructs access to the garage for the property and is forward of the established building line for Tatton Drive.

Licensing

Pavement Licence – Raffaele Restaurant

Resolved: No objection

5. CONSULTATIONS

There are none at the time of posting.

6. CORRESPONDENCE

Email dated 8 April re: CEC Planning Consultation 17/4838C

Resolved: The Clerk and Chair to draft a response to CEC ensuring that the statutory Consultees were fully aware of the destructive implications for Filter Bed Wood if the second access to Capricorn from Old Mill Road which would require a very wide embankment was to be approved.

7. PLANNING APPLICATION RESPONSES – DELEGATION

Resolved: That during the transition period from remote to in-person meetings, the Clerk in consultation with the Committee Chair would be given delegated authority to review and respond to non-contentious applications, ensuring responses would accord to Council policy and the adopted Neighbourhood Development Plan. Submitted planning application references would be circulated to committee members weekly together with draft responses.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 10 May 2021 at 7pm via Zoom if permitted by legislation. The Room number will be circulated prior to the meeting.

Meeting closed at 8.10pm

Clr R Hovey

RGH

Subject: Consultation under clause 60 of the High Speed Rail (West Midlands – Crewe) Act 2021
SRM:081400046

8.1

The Government has today published a consultation report, prepared by the independent research company Ipsos MORI, summarising the responses to the HS2 Phase 2a consultation held between 1 February and 26 February 2021.

There were 499 responses received to the consultation and the Government is considering carefully the consultation report, including responses which detail impacts to the natural environment and impacts arising from construction traffic due to HS2 Phase 2a works. We expect the full Government response to the issues raised in the consultation to be published in June.

HS2 Ltd has an obligation to consider how to reduce any adverse environmental impacts and potential mitigation measures will be identified as the project moves into its next stages of detailed design and construction. The responses to this consultation will assist in the identification of such mitigation measures.

To access the consultation report prepared by Ipsos MORI, please visit:

<https://www.gov.uk/government/consultations/hs2-west-midlands-to-crewe-environmental-and-traffic-impacts-transport-provisions-and-station-improvement-or-creation>

If you have any questions regarding the report or the consultation, please contact the our **Helpdesk** on **08081 434 434** or email HS2enquiries@hs2.org.uk at any time, we would be happy to help.

Kind regards,

The HS2 Helpdesk

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