

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday 6<sup>th</sup> June 2022 in Sandbach Town Hall.

<b>PRESENT</b>	Councillors	R Hovey (Chair)
		G Merry
		S Broad
		D Poole
		K Flavell
		M Muldoon

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## 1. APOLOGIES FOR ABSENCE

Cllr G Price Jones

No apologies received: Cllrs S Crane and P Eaton

## 2. DECLARATIONS OF INTEREST

Cllr Muldoon declared a none-pecuniary interest in 21/6399C

*Prior to adjourning the meeting the new Chair thanked the outgoing meeting Chair for their hard work done in the post for the last 12 months.*

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The meeting was adjourned by the Chair to allow Members of the public present to speak.

### Speaker 1

The resident spoke regarding Dane Close, and noted that Cheshire East Council had formally maintained pockets of land in the area which are all now privately owned. Cheshire East Council have recently stopped maintaining the land, which is now becoming an overgrown eyesore due to the owners not maintaining it themselves.

Residents would like maintenance to continue, and for the Planning Enforcement department at Cheshire East Council to resolve this situation with the owners.

### Speaker 2

The speaker referenced a report on S106 money published by Cheshire East Council where it was noted that Elworth Park was given circa £150,000 in funds. The Committee was asked if they can find out if all the money has been spend.

Cllr Flavell agreed to look into this matter as a Cheshire East Ward Councillor.

### Speaker 3 – Cllr Nicola Cook

Cllr Nicola Cook described the situation regarding pockets of land around Dane Close in Elworth as a “Highley Stressful Situation” with the land not being maintained by Cheshire East Council in a consistent way. The trees getting destroyed are an eyesore.

Residents have spent many hours trying to further this issue with an approach made to CEC Enforcement to see if a Section 215 notice can be applied. Residents have been told by CEC that it cannot as this is not a health and safety issue.

Will Sandbach Town Council send a letter of support to CEC to stress that a S215 is required.

### Speaker 4

It was noted that the whole of the Dane Close estate is a disgrace with the footpath in very poor condition. It is time that something is done about this.

Cllr Flavell agreed to look into the condition of the footpaths as a Cheshire East Ward Councillor.

### Speaker 5

The resident explained that the sale of land in the Dane Close area has been going on for a long time, that it shouldn't happen and that the whole estate is upset about the current issues.

As there were no more questions, the Chair reconvened the meeting.

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## 3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 11 MAY 2022

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

## 4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 20.05.22 response to Cheshire East by 09.06.22

22/1912C 67 Forge Fields, Sandbach, CW11 3RN

Second storey side extension over the garage.

**Resolved:** No objection.

22/1898C 101 Forge Fields, Sandbach, CW11 3RD

Second storey side extension to existing dwelling, above existing garage.  
Rear single storey extension to existing dwelling which does not protrude beyond existing rear line of the dwelling.

**Resolved:** No objection.

22/1931C 6 Grange Way, Sandbach, CW11 1ES

Single storey rear extension with pitched roof. New porch to front elevation to create new entrance door. New Aluminium front door and glazed windows. Stone work around entrance to match existing buttress. Pitched roof over existing garage. (Eaves height 2550cm. Ridge height 3750cm). New bay window to front elevation. Reduced width of existing garage door. New rendering to brickwork. Patio door and gable roof to south elevation.

**Resolved:** No objection.

Submitted WE 27.05.22 response to Cheshire East by 13.06.22

21/6399C [**Amended Plans/Details**] 128 Congleton Road, Sandbach, CW11 1DN

Proposed replacement dwelling and associated outbuildings and annex.

**Resolved:** No objection, however, members would like to draw the Planning Officer's attention to the pump house position which may affect nearby Neighbour amenity with noise.

22/1744C Land off Abbey Road, Sandbach.

Deed of Variation to section 106 agreement on application 14/1189C.

**Resolved:** Members **OBJECT** to any changes in S106 agreements that impact funding for compensative measures for problems caused by new large developments.

22/0624C Town Mill, High Street, Sandbach, CW11 1AH

Change of use from B8 to C3 – turning two of the floors in to apartments.

**Resolved:** Members have no objection to the change of use, however, they would like to be reassured that:

- Parking is retained
- That the flats and fire escapes are all in adherence with fire safety regulations and building regulations.

22/2007C Colcross, 32 Colley Lane, Sandbach, CW11 4HF

Single storey side and rear extensions forming independent living and master bedroom.

**Resolved:** No objection.

22/1843C Sewage works, Senderfield Lane, Sandbach

Construction of 3 control kiosks.

**Resolved:** No objection.

Submitted WE 03.06.22 response to Cheshire East by 22.06.22

22/2237C 4 Ivy Close, Sandbach, CW11 4LE

Installation of white PVCu conservatory

*No documents were available on the Cheshire East Council Planning Portal, and so Members were unable to comment on the application.*

22/2212C 20 Gawsorth Drive, Sandbach CW11 1DY

Single storey side extension

**Resolved:** No objection.

## 5. CONSULTATIONS

### 5.1 Cheshire East Site Council – Event Proposal

Details of the consultation are attached. No closing date has been provided.

*Whilst members applaud the initiative of the applicant in trying to bring a new event to Sandbach, concerns were raised about the choice of venue.*

*Members hold concerns over the following:*

- *Noise generation from the event affecting nearby residents*
- *How non ticket holders who congregate in the section of the retained car park to watch/listen to the event can be controlled.*
- *The event will take away a large amount of the public car parking available in Sandbach for this bank holiday weekend.*

*Members suggested that a more appropriate location for this event may be on one of the local sports clubs grounds (Rugby Club, Football Club or Cricket Clubs) who have all hosted similar events in the past.*

**Resolved:** That Members comments as detailed above are submitted to CEC by the Meeting Clerk.

## 6. CORRESPONDENCE

### 6.1 A Resident

Email received 29<sup>th</sup> May concerning State of Green space at Dane Close, Sandbach.

*This correspondence was dealt with in one item alongside item 6.2*

### 6.2 A Resident

Email received 30<sup>th</sup> May concerning State of Green space at Dane Close, Sandbach.

*Councillor Flavell was in attendance and provided an update on the State of Green Space around Dane Close, Sandbach. She explained that this issue is now going through the relevant process at Cheshire East Council with the current step being the sending of letters to the land owners asking them to clear the land. This could potentially be eventually escalated to a S215 notice should all other measures and approached fail.*

*Cllr Flavell noted that Cheshire East Council had stopped maintain the land as it is not owned by them, and because they have no permission from the landowner to maintain.*

**Resolved:** That the Sandbach Town Council Planning Committee submit a letter to Cheshire East Council supporting Cllr Flavell's efforts as CEC Ward Councillor to press for a resolution to this distressing situation.

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

The next Planning Committee meeting will take place on Monday, 27 June 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.32pm  
Cllr R Hovey  
MW