

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 28 June 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

PRESENT	Councillors	R Hovey (Retiring Chair)
		S Broad
		G Merry
		M Muldoon
		G Price Jones
		D Jack
		S Crane

Also in attendance were four members of the public.

1. PLANNING & CONSULTATION COMMITTEE CHAIR

Resolved: That Cllr Merry be appointed as Chair of the Planning & Consultation Committee.

Cllr Merry took over the meeting as the new chair at this point.

2. PLANNING & CONSULTATION COMMITTEE VICE-CHAIR

Resolved: That Cllr Hovey be appointed as Vice-Chair of the Planning & Consultation Committee.

3. APOLOGIES FOR ABSENCE

There were none.

4. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in application 21/3328C due to a family member living close to the application site.

The Chair of the meeting adjourned the meeting to allow questions from
members of the public.

Resident 1

The resident introduced themselves as a member of the group campaigning for Sandbach Cemetery. They are worried about the future of the cemetery and it's supply following the reallocation of nearby land to recreational. The group believe Sandbach residents should not have to travel to nearby Towns in the

future to pay respect to loved ones. The group request Council's support in taking this matter to Cheshire East Council.

Resident 2

The resident questioned:

- 1) When was the decision made to change the land from Cemetery land to recreational?
- 2) Where are the minutes for that decision.

Following the 2 public speakers, the Mayor confirmed that the matter would appear as an item on the next Full Council agenda for discussion by Members.

As there were no more questions, the Chair reconvened the Planning Committee Meeting.

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

Cllr Merry asked that she be noted as having given apologies for the last Planning Meeting.

The minutes could not be approved due to an inquorate number of members in attendance from the last meeting and are deferred until the next meeting for approval.

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.

Resolved: No objection.

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.

Resolved: No objection.

21/3049C 6 Elgan Crescent, Sandbach, CW11 1LD

Construction of rear single storey extension.

Resolved: No objection.

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.

Resolved: Members have no objection subject to the Planning Officer having no issue with the relationship between this site and 81 Park Lane. 81 Park Lane has undergone a remodelling which is not shown on the plans.

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.

Resolved: Members have no objection, but request that the Planning officer take into account the clear glass that is currently at the front of the property – as those rooms are consultation rooms, will this end up becoming obscured glass? Furthermore, there does not appear to be any disabled access on the site.

21/3234C 69 Heath Road, Sandbach, CW11 2JY

Rear two storey extension

Resolved: No objection.

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.

Resolved: Members **OBJECT** to this application. Whilst they have no objection in principle with the farmhouse and barn renovations, Members strongly object to the new house which is not in keeping and is overbearing on the rest of the site. Members also hold concerns that the footprint of the site encroaches on Dingle Lane, a well-used footpath in Sandbach.

Members are concerned that this application is up for delegated decision, given the history of the site, and have requested that the Councillor for Town Ward asks that the application is called into Committee. Other applications for this site have also been considered by Committee.

Submitted WE 25.06.21 response to Cheshire East by 14.07.21

21/3247C 11A The Commons, Sandbach, CW11 1EG

Rear single storey extension to A1 shop.

Resolved: No objection.

21/3328C 69 Oldfield Road, Sandbach, CW11 3LX

Two storey side extension and whole house rendering.

Resolved: No objection.

21/3307C 1 Manifold Close, Sandbach, CW11 1XP

Change of use of amenity land to residential garden.

Resolved: Members **OBJECT** to this application as it destroys the character of the development – This open space was built into the original plans when the development was built. Members do not want to lose the impact and amenity these open spaces provide.

21/3386C 20 High Street, Sandbach, CW11 1AX

Advertisement consent for replacement of the existing fascia sign – rebranding. Existing trough light retained.

Resolved: Following an extensive discussion, Members defer to the conservation officer for their views. Whilst black and white is acceptable, Members worry that this will contribute towards making the High Street boring, as many other properties also have Black and White colour schemes.

21/3454C 19 Anvil Close, Sandbach, CW11 3RF

Proposed single storey rear extension and two storey side extension.

Resolved: Members **OBJECT** to this application. This application is an overdevelopment of the plot, and takes away light from the Neighbours side window that will be caught in between the two houses. Furthermore, Members are worried over the loss of parking space and also seek reassurance over the designation of a permanent area for bin storage.

7. CONSULTATIONS

There are none.

8. CORRESPONDENCE

8.1 HS2

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

Members noted the correspondence.

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.

Meeting closed 8.31pm

Cllr G Merry

MW