

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13TH FEBRUARY 2023

Resolved: The minutes are approved as a true record.

2. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 10.2.23 response to Cheshire East by 8.3.23

23/0446C TAXMERE FARM, NEWCASTLE ROAD, ARCLID, SANDBACH, CHESHIRE, CW11 2SJ

Reconstruction of the existing barn to create a dwelling house with associated access, servicing and landscaping. Erection of Car Port

Resolved: No objection, but Members are concerned about the issue raised by one of the neighbours regarding the proposed drainage scheme as it appears highly unlikely that mains drainage is available at that location, given that it is a remote farm.

Submitted WE 17.2.23 response to Cheshire East by 15.3.23

23/0603C 81, MANOR ROAD, SANDBACH, CW11 2ND

Proposed extensions and alterations to existing dwelling.

Resolved: No objection, though Members raise the following issues for the Planning Officer to consider:

- Lack of private amenity space
- Potentially over-developing the site
- How is access maintained to rear garden space?
- Development up to the boundary of the properties.

23/0558T SANDBACH SCHOOL, CREWE ROAD, SANDBACH, CHESHIRE, CW11 3NS

- T1 - Quercus (t50 tree report) 2.5 -3m Crown Lift to low lateral limbs to remove damaged limbs. Also dead wood to make safe.
- T2 - Quercus (t1 tree report) 2.5m crown lift over foot path to remove as an obstruction.
- T3 Quercus (t21 tree report 5m Latrell reduction on lowest limb over the road to lift tree and reduce lateral weight. Also to dead wood to make safe.
- T4 Quercus (t23 tree report) Reduce lowest lateral limb over road way to suitable growth point to lift the canopy of the tree to avoid further damage by lorries. Also to deadwood the tree to make safe.
- T5 Quercus (t25 Tree report) 3m Lateral reduction of over extended branches to reduce the weight of branches over carriageway. Also to dead wood and remove snapped hanging branches over road.
- T6 Quercus (t27 Tree report) 3m Selective prune to reduce weight of over extended branches over the road, to reduce future concerns. Also to deadwood to make safe.
- T7 Quercus (t28 tree report) 1m crown lift by removing the 2 lowest limbs over the road to lift out of the way of lorries. Also to dead wood to make safe.

Chair Signature:

Date:

- T8 Quercus (t29 tree report) 2m Selective Lateral reduction over the road to lift the tree and reduce weight on lateral limbs over road. Also dead wood to make safe.
- T9 Quercus (t153 tree report) Removal of two lowest limbs of 3 inch diameter to lift the canopy to avoid collision with sites tractor when mowing the grounds. Also along with these specific trees we are going to be dead wooding trees around site that are in high risk areas.

Resolved: Members support the application to maintain the trees within the grounds of the Listed Building.

Submitted WE 24.2.23 response to Cheshire East by 17.3.23

23/0753C 9, FIRTH CLOSE, SANDBACH, CHESHIRE, CW11 1JH
Proposed Photovoltaic Panels on Front Roof Pitch

Resolved: No objection.

Submitted WE 3.3.23 response to Cheshire East by 29.3.23

23/0606C MIDLAND INN, 5, NEW STREET, SANDBACH, CW11 3JF
Proposed conversion of first floor from one to two flats

Resolved: Object, on the basis that:-

- The creation of two independent flats, without any apparent off-street parking provision, will cause major problems to a sensitive area in terms of resident parking facilities.
- The creation of two flats from a single apartment will result in very small rooms – can the Planning Officer confirm these are compliant with regulation requirements.
- There is no available amenity space for the occupiers of proposed flats.

3. CONSULTATIONS

3.1 [Little Bollington NDP Regulation 16](#)

Email from Cheshire East Strategic Planning received 23 February regarding a Neighbourhood Development Plan 2022-2030 proposal submitted by Little Bollington Neighbourhood Forum. Consultation ends by 7pm 7 April 2023.

The Chair and Vice-Chair of the Committee will review the document and report back to next meeting.

4. CORRESPONDENCE

4.1 HS2

Email of Letter from the Minister of State for Transport received 9 February detailing High Speed Rail (Crewe – Manchester) Bill update and the impact on Sandbach residents. A second Additional Provision (AP2) which relates to changes on the Public Right of Way, environmental mitigation, utility works along the HS2 of route focusing between Crewe and Manchester will be deposit in Parliament later this year. Enquiries about the HS2 project can be

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made via [email](#) or attending an online [webinars](#) on 16 March 6-7pm to meet with HS2 Ltd staff.

Cllrs Poole and Broad confirmed that they will attend the planned webinar 16th March 2023, 6-7pm, to receive an update on the plans for South and North Cheshire. Other Committee Members welcome to join the online information session.

A reminder note was requested for Members, to be issued from the Business Support Officer.

5. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 27th March 2023 at 7pm in Sandbach Town Hall.

Meeting closed 8pm

Cllr R Hovey
KP.

Chair Signature:

Date: