



**SANDBACH  
TOWN COUNCIL**

**PLANNING AND CONSULTATION COMMITTEE**

Minutes of the Meeting of the Planning and Consultation Committee held  
at 7.00pm on Monday 17 April 2023  
in the Town Hall, Ballroom.

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

Also present were six members of the public.

**1. APOLOGIES FOR ABSENCE**

Apologies received from Cllr S Crane (due to personal reasons).

Absent without apologies:    Cllr M Muldoon

**2. DECLARATIONS OF INTEREST**

Cllr Merry

Declared a non-pecuniary interest in application 23/0981C.

Cllr Price Jones

During the meeting, declared a non pecuniary interest in item 23/1122C

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

Resident 1.

Expressed their concerns regarding the impact of proposed installation of a first floor Juliette balcony within application 23/1128C, which is not referenced within description of the application but is shown on the drawings submitted.

Additional reference was made to potential danger during the proposed works, due to width of road and its use by children enroute to schools.

Chair Signature:

Date:

## Resident 2

Made a supporting statement in reference to application 23/1061C, confirming the challenges of living in current building and advised that it is proposed that the dwelling be replaced with an energy efficient, aesthetically enhanced and respectfully designed family home.

The Chair reconvened the meeting.

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### **3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 27 MARCH 2023**

**Resolved:** That the meetings of the meeting 27 March 2023 are approved as a true record.

### **4. OBSERVATIONS ON PLANNING APPLICATIONS**

For the benefit of members of public in attendance, applications 23/1128C and 23/1061C were considered before all others listed.

23/1128C      16, HIND HEATH ROAD, SANDBACH, CW11 3LG

Demolition of existing single storey extension to side and the addition of a single storey extension to the side of the original dwelling.

**Resolved:** Members **OBJECT** on the following grounds:-

- i. this is potential over-development of a very compact site
- ii. Loss of private amenity space for current occupiers
- iii. Impact on off road parking provision
- iv. concern that the Juliette balcony within drawings is not reflected within the application specifics.
- v. the plans do not show neighbouring properties and so the impact on nearby bungalow should be fully assessed.

23/1061C      Sunnyside, MOSS LANE, SANDBACH, CW11 3PL

Replacement of existing dwelling with self/custom build of new dwelling

**Resolved:** Members **support** this application on the basis that it will replace a very energy inefficient building. The proposed dwelling is not out of keeping with the surrounding area and is considered a positive development.

Chair Signature:

Date:

Submitted WE 17.3.23 response to Cheshire East by 20.4.23

- 23/1077C First and Second Floors, Lea House, 5, OLD MIDDLEWICH ROAD, SANDBACH, CW11 1DH  
Prior approval for change of use from offices to residential.  
**Resolved:** No objection, however, Members have some concerns which they ask that the Planning Officer please consider:
- i. No reference to the location of waste/refuse storage within the curtilidge
  - ii. Ensuring the car parking spaces remain as allocated for occupiers
  - iii. Disappointed there is no outside amenity space for residents.
  - iv. Support Highways Officer recommendation for covered cycle storage provision.

Submitted WE 24.3.23 response to Cheshire East by 19.4.23

- 23/0817C Maytime, HOUNDINGS LANE, SANDBACH, CW11 4HJ  
Extension to rear to form family room.  
*Cllr Poole left the room to take a call during discussion and voting on this item, returning before next application was considered.*  
*Cllr Price Jones did not participate in discussion or voting.*  
**Resolved:** No objection.

- 23/1122C 10, HENSHALL DRIVE, SANDBACH, CW11 1YN  
Second storey side extension over the existing garage with covered open porch / car port area.  
**Resolved:** Members object due to the over-development of the site, loss of light for neighbours, parking concerns and negative impact on the street scene. The application appears to contravene policies SE1 & SD2 of the CELPS and Policies GEN1 and HOU11 of the SADPD as well as policy H2 of the Sandbach Neighbourhood Plan.

- 23/0981C 36, ELWORTH ROAD, SANDBACH, CW11 3HQ  
A part rear single storey extension & part rear two storey extension with associated internal rework.  
*Cllr Merry did not participate in voting on this item, having declared a non-pecuniary interest.*  
**Resolved:** No objection.

Submitted WE 31.3.23 response to Cheshire East by 26.4.23

- 23/0918C 15, MIDDLEWICH ROAD, SANDBACH, CW11 1DH  
Proposed fire escape stairs to the rear of the property.  
**Resolved:** No objection.

Chair Signature:

Date:

23/1219C 653, CREWE ROAD, SANDBACH, CW11 3RZ  
Proposed alterations and extension of detached bungalow.  
**Resolved:** No objection.

Submitted WE 7.4.23 response to Cheshire East by 20.4.23

22/3151C 16, GAWSWORTH DRIVE, SANDBACH, CW11 1DY  
Demolition of Existing Garage & Proposed Single Storey Front, Side & Rear Extensions with Loft Conversion  
**Resolved:** Members have no objection but ask that the Planning Officer considers impact of Juliette window and ensures that the first floor window does not provide access to the roof, as a terrace space, as this would negatively impact the neighbouring properties.

Submitted WE 14.4.23 response to Cheshire East by 2.5.23

23/1352C 19, BARLOW WAY, SANDBACH, CW11 1PB  
Proposed demolition of existing orangery and erection of new single storey rear extension  
**Resolved:** No objection.

23/1180C 52, COLERIDGE CLOSE, SANDBACH, CW11 3NN  
Rear 2 Storey Extension  
**Resolved:** No objection.

## 5. CONSULTATIONS

### 5.1 DMMO Wrights Lane Consultation

[Attached: 5.1a Consultation Letter;  
5.1b Wrights Lane Plan 01 ]

Email received 23 March relating to an application for a public footpath to be added to the Definitive Map and Statement. Consultation ends Wednesday 3 May 2023.

**Resolved:** Response to be submitted to confirm that the Committee offers no objection and welcomes the proposal to add this path to the definitive map.

### 5.2 NALC response to DLUHC Permitted Development Consultation

Email received from ChALC relating to NALC's draft response to the Permitted Development consultation from the Department for Levelling Up, Housing and Communities (DLUHC). The consultation proposes changes to permitted development rights to support temporary recreational campsites, renewable energy and film-making.

**Resolved:** The email is noted.

Chair Signature:

Date:

### 5.3 NALC response to DLUHC Infrastructure Levy Consultation

Email received from ChALC on NALC policy consultation briefing on the new Infrastructure Levy from the DLUHC.

The central government wants to make sure the local authorities receive a fairer contribution of money that would support the infrastructure which expect to come with new developments. This reform aims to be a more efficient and transparent system which largely sweep away the Section 106 (S106) of the Town and Country Planning Act 1990.

Response to NALC by 5pm on 19 May 2023.

The Infrastructure Levy consultation closes on 9 June 2023.

**Resolved:** The Chair and Vice Chair will form a response to be submitted on behalf of the Council.

## 6. CORRESPONDENCE

### 6.1 Public participation at the Strategic Planning Board / Planning Committee

Email received from Cheshire East Council, 28 March, concerning public participation at the Southern Planning Committee on 5 April 2023 for 22/1485C Land to the North of 24 Church Lane.

The Chair informed the meeting that the application was withdrawn ahead of the Southern Planning.

### 6.2 HS2 Additional Provision Deposit 2

Email received 5 April regarding the deposit of additional provision material relating to the High Speed Two (HS2) Phase 2b Crewe-Manchester route. The Additional Provision (AP2) intends to seek a second set of amendments to the High Speed Rail Crewe-Manchester Bill that include additional powers to construct works and to acquire or use land affecting local authority area.

This letter requires replying the following by 25 April 2023:

1. Acknowledge receipt of this letter;
2. Confirm the number of printed copies needed along with the soft copy available in a USB stick;
3. Contact details.

**Resolved:** Meeting Clerk to respond and obtain copies for Council.

### 6.3 Manchester Airport Future Airspace Project

Email received 11 April regarding progress of The Manchester Airport Future Airspace Project. Based on document CAP1616 (Title: Airspace change: Guidance on the regulatory process for changing the notified airspace design and planned and permanent redistribution of air traffic, and on providing airspace information) , there is a need to use satellites in navigation so

Chair Signature:

Date:

aircraft can arrive and depart safely. The CAA (Civil Aviation Authority) have now approved the ACP (Airspace Change Process) to move on to Stage 3.

**Resolved:** The email is noted

## **7. PLANNING APPLICATION RESPONSES – DELEGATION**

During the transition period from 18 April to the first new council Planning and Consultation committee meeting, Sandbach Town Council office will ensure observations are submitted in time for the non-contentious planning applications.

**Resolved: this committee approves that:-**

- i. Authority is delegated to the meeting Clerk, in consultation with the Chair and Vice-Chair of this committee to review and respond to non-contentious applications, ensuring responses would accord to Council policy;
- ii. Officer to circulate submitted planning application references together with draft response on regular basis.

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

The date of the next meeting is to be confirmed subject to the new Council timetable.

Meeting closed 8.25pm

Cllr R Hovey  
KP.

Chair Signature:

Date: