

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday 7th March 2022 in Sandbach Town Hall.

PRESENT	Councillors	G Merry (Chair)
		R Hovey
		S Broad
		G Price Jones
		P Eaton

1. APOLOGIES FOR ABSENCE

Cllr S Crane
Cllr M Muldoon

2. DECLARATIONS OF INTEREST

None.

As there were no members of the public in attendance, the Chair did not
adjourn the meeting.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13 DECEMBER 2021 AND 24 JANUARY 2022.

The minutes 13 December minutes were not considered due to an inquorate number of Members from that Meeting and were deferred until the next meeting of the Committee.

Resolved: That the minutes of the meeting of 24 January 2022 be approved.

4. PLANNING AND CONSULTATION COMMITTEE TERMS OF REFERENCE

[Attached: Committee Terms of Reference
Lead: Chair of Planning and Consultation Committee

Resolved: That the TOR be recommended to Council for approval with the following changes:

Point 3 – To include: to approve spend in relation to the Neighbourhood Plan, in accordance with the Council's financial regulations.

Point 17 – Change District Council to Borough Council.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 18.02.22 response to Cheshire East by 04.03.22

22/0490C Slieve Donard, 23, The Hill, Sandbach, CW11 1JJ

Alterations and Extension

Resolved: No objection

22/0193C Hassall Road, Sandbach, CW11 4HN

Proposed two storey oak frame rear extension with slate roof, glazed walls to rear and side and bifold doors into garden.

Resolved: No objection.

22/0545C 18 Brookland Drive, Sandbach, CW11 2LX

Second-storey extension to detached bungalow and single-storey front extension to attached garage.

Resolved: No objection. Members would be concerned if boundaries to the plot were to be increased in height, given that the application refers to increasing privacy and amenity space.

Submitted WE 25.02.22 response to Cheshire East by 23.03.22

22/0429C 31 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use for an area of unregistered land to residential garden.

Resolved: Members **OBJECT** to this application. The Committee would still like to see the original Planning approval granted for the site enforced which would see the boundary of the site marked with native species.

22/0584C 27 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use of former scrub land to residential garden. Removal of dying trees, building developer waste and local fly tip area. Planting of hedging and trees.

Resolved: Members **OBJECT** to this application. The Committee would still like to see the original Planning approval granted for the site enforced which would see the boundary of the site marked with native species.

22/0794C 5 Dingle Lane, Sandbach, CW11 1FY

Deconstruction of existing side conservatory. Render front and side elevations. Solar panels proposed on the south/west roof elevation. Proposed loft conversion and velux windows to be added to the roof, with internal remodel at ground floor. Window design to the side elevations to match the existing front elevation, front bay removed and large rear glazing unit to be added.

Resolved: No objection, subject to the Heritage Officer's Comments

Submitted WE 04.03.22 response to Cheshire East by 23.03.22

22/0562C 135 Middlewich Road, Sandbach, CW11 1JD

Construction of car port.

Resolved: Members **OBJECT** to this application. The pitched tiled roof is not in keeping with the street scene.

22/0813C 7 Laurel Close, Sandbach, CW11 4EQ

Side extension

Resolved: No objection.

22/0643C The Lion, 17 High Street, Sandbach, CW11 1AH

Single storey rear extension with 2 sets of bifolding doors and a glass roof lantern.

Resolved: No objection. Members would like to draw the officer's attention to potential additional noise that would disturb residents of Hope Street.

22/0644C The Lion, 17 High Street, Sandbach, CW11 1AH

Listed building consent for single storey rear extension with 2 sets of bifolding doors and a glass roof lantern.

Resolved: No objection. Members would like to draw the officer's attention to potential additional noise that would disturb residents of Hope Street.

21/5103C 62A & B Green Street, Sandbach, CW11 1GX

Proposed conversion including demolition of existing garage and extension of commercial premises at 62A / B Green Street into residential dwellings.

Resolved: No objection providing boundary issues have been resolved.

22/0679C 32 Ruscoe Avenue, Sandbach, Cheshire, CW11 3HG

To remove an old concrete garage and rotten wood summer house/storage building, the to replace them with a larger single timber framed, cladded garage/storage shed.

Resolved: No objection.

6. CONSULTATIONS

6.1 Little Bollington Neighbourhood Forum Consultation

Information for the consultation is available from the consultation portal on the CEC website: https://cheshireeast-consult.objective.co.uk/portal/planning/np/little_bollington_neighbourhood_forum_consultation

Closing date for comments is 7pm 21st March 2022

Resolved: Members support the Neighbourhood Plan.

7. CORRESPONDENCE

7.1 Cheshire East Council [Deferred from the last Committee Meeting – GM to provide update]

Email received 14th January regarding a Cheshire East Air Quality Update. *An update was received from Cllr Merry – Members felt that the update seemed reasonable.*

7.2 Cheshire East Council

Email received 25th January regarding Cheshire East Commuted Sums.
Resolved: That the correspondence is received and noted.

7.3 Sandbach Footpath Group

Email received 27th January regarding email from the Committee Clerk offering the help of the Committee in relation to FP14.
Resolved: That the correspondence is received.

7.4 Cheshire East Council

Email received 7th February regarding a appeal against the refusal of 21/2605C.
Resolved: Members fully support the Planning Officer's objection and strongly oppose construction of a garage in the front garden of a prominent location on a main road into Sandbach.

7.5 Planning Inspectorate

Email received 8th February 2022 regarding FP14.
Resolved: That the correspondence is received.

7.6 WSP

Letter received 8th February inviting Councillors to comment on development Proposals for Wrights Lane, Sandbach. – Consultation runs until 17th February.
Resolved: That the meeting Clerk invites WSP to a session prior to the next Planning meeting to speak.

7.7 Cheshire East Council

Email received 10th February regarding a appeal against the refusal of 21/4673C
Resolved: That the correspondence is received.

7.8 Cheshire East Council

Email received 18th February regarding a appeal against the refusal of 21/4960C.

Resolved: That members support the Officer's conclusion.

7.9 Cheshire East Council

Email received 22nd February regarding Neighbourhood Planning Digital Drop in Session.

Resolved: That the meeting clerk circulated to the Neighbourhood Plan Group.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 28 March 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.20pm

Cllr G Merry

MW