

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday 28th March 2022 in Sandbach Town Hall.

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

Also in attendance where 2 members of the public.

1. APOLOGIES FOR ABSENCE

Cllr S Crane
 Cllr M Muldoon
 Cllr S Broad

2. DECLARATIONS OF INTEREST

None.

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

A Member of the Public asked if they would be allowed to speak at the Vexatious Persons Policy Working Group Meeting on 31st March. They were informed that they would be. The Member of Public also asked if Sandbach Town Council had consulted with other Town and Parish Councils regarding CIL Monies. The Chair answered that the Town Council had not.

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

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13 DECEMBER 2021 AND 7 MARCH 2022

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

Resolved: That the minutes of the meeting of 7 March 2022 be approved.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.03.22 response to Cheshire East by 04.03.22

None received.

Submitted WE 18.03.22 response to Cheshire East by 31.03.22

22/1032C 136 Crewe Road, Sandbach, CW11 4PX

Two storey side extension and single storey rear extension.

Resolved: No objection providing that flat roof does not become a roof terrace.

22/0868C 9, Men O Brass Square, Sandbach CW11 3DH

Certificate of lawful proposed development for conversion of integral garage to extend existing living and dining space.

Resolved: Members would refute that there would be adequate parking provision once the garage space has been surrendered and believe that this should be considered by the Planning Officer.

22/0908C 95 Park Lane, Sandbach CW11 1EJ

Proposed replacement windows and doors, render coat to whole dwelling house, partial garage conversion, alteration to existing rear roof dormer, single storey front extension to form bay window, single storey rear extension/infill and internal alterations.

Resolved: No objection.

21/2412C Land South of Old Mill Road, Sandbach

[AMENDED PLANS] Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 160 dwellings, car parking, public open space and associated works.

Resolved: Members **OBJECT** to this application for the following reasons:

- i. Given the N.E.A.P will attract people from out of the development, there does not appear to be any allocated parking available for visitors. Members are also concerned that there will be an overspill of parking on the roads of this development when the Town Centre is busy, given the development's proximity to the Town.
- ii. Members are not happy with the new proposed route for FP17. A green path in the countryside has now been converted into a completely hardstanding path through the development that does not appear to go anywhere.
- iii. Members would like reassurance that the proposed driveways are long enough that 2 cars parked in front of each other may park on them without overhanging the footpaths.

As a result of the above, this application is in contravention of Policy PC5 (Footpaths and Cycleways) of the Sandbach Neighbourhood Development Plan (2022)

Submitted WE 25.03.22 response to Cheshire East by 28.04.22

22/0882C Land at Wrights Lane, Sandbach

Erection of 26no. dwellings with associated access, car parking, open space and landscaping.

Resolved: Members **OBJECT** to this application due to the following reasons:

- i. Members are disappointed to see that the Capricorn is yet to provide any employment and believe that this application is premature in that respect. Employment should be delivered before any further houses.
- ii. Members are disappointed that there is no access to this site through Capricorn. This places further additional stress on Heath Road, where the access is too narrow for bin wagons etc.
- iii. Members are disappointed to see that there is no vehicle access to rear gardens on Heath Road and consider this a missed opportunity. Furthermore, Members note that they are yet to see any sort of legal agreement regarding the transfer of parking from Wrights Lane onto the spaces on the site.
- iv. Members would not like to see construction traffic coming down Heath Road, and should instead access the site from Newcastle Road for safety reasons.
- v. There is no allocated visitor parking within the development. Members would welcome visitor parking in the space next to the Pumping Station.
- vi. Members would like to see conditions to ensure the retention of trees once the development is completed.
- vii. Members would like reassurance that the proposed driveways are long enough that 2 cars parked in front of each other may park on them without overhanging the footpaths.
- viii. It isn't clear in the application how overlooked the green spaces are. They shouldn't be hidden from view so as not to encourage antisocial behaviour. The Green spaces may be overlooked by Capricorn, although this isn't clear from the application.

Despite the above, Members welcome the 8 affordable homes proposed on the site and hope that this number doesn't reduce, as it has on developments elsewhere in Sandbach.

5. CONSULTATIONS

None received.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 17th March regarding a TPO served on 16th March 2022 for Sandbach – Grange Way/Lawton Way Estate.

Resolved: Members note the correspondence and welcome the TPO.

6.2 Cheshire East Council

Correspondence received on 19th March concerning the Community Governance Review.

Resolved: That the Clerk of the meeting contacts CEC Sandbach Cllrs to ask if there is a revised draft of the Community Governance Review document available for viewing.

6.3 Cheshire East Council

Correspondence received on 22nd March concerning Footpath 14.

Resolved: Members support the Footpath Group's comments and thank the for all the work that they have done.

Prior to the end of the meeting, Cllr Hovey thanked the members of the Neighbourhood Plan Working Group for their hard work in managing to introduce the 2022 edition of the Sandbach neighbourhood Development Plan.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 19 April 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.07pm

Cllr G Merry

MW