

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday 19th April 2022 in Sandbach Town Hall.

PRESENT	Councillors	G Merry (Chair)
		R Hovey
		S Broad
		S Crane
		M Muldoon

1. APOLOGIES FOR ABSENCE

Cllr P Eaton

No apologies received: G Price Jones

2. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in application 22/0369C due to knowing a neighbour.

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

As there were no members of the public in attendance, the Chair reconvened
the meeting.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13 DECEMBER 2021 AND 28 MARCH 2022

*The minutes of 28 March 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 13 December 2021 be approved.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 01.04.22 response to Cheshire East by 21.04.22

22/1196C 18 Byron Close, Sandbach, CW11 3GF

New gable to front elevation over existing single storey bay window. New
single storey porch to front elevation. New single storey rear extension.
New dormer roof to rear of property.

Resolved: Members **OBJECT** to this application as it is not in keeping
with the existing street scene due to the increase from 2 stories to 3.

22/1177C 47 Dukes Crescent, Sandbach, CW11 1BL

Proposed rear single storey extension and extend existing front dormer window.

Resolved: No objection.

Submitted WE 08.04.22 response to Cheshire East by 26.04.22

22/1255C Sandbach Park, The Commons, Sandbach

Erect column to facilitate CCTV

Resolved: Members are pleased to support this application which enhances security in a much valued park in the Town Centre of Sandbach.

22/1249C 15 Fairfield Avenue, Sandbach, CW11 4BW

We currently have a partial fence around a section of our front garden, this fence is 114cm high at it's highest point. We wish to raise the fence level in line with our current rear garden to up to 6ft, as well as continue the fence along the front garden and bringing it back towards the house to connect. Basically looking to add some square footage to our rear garden that currently wraps around the fence. We will then be removing the shrubbery from the other side of our front garden and graveling the drive to allow for use of cars.

Resolved: Members **OBJECT** to this application. The Committee are concerned that a 6ft fence enclosing part of the front garden is not in keeping with the surrounding street scene.

22/1092C Elton Moss House, 106 Moss Lane, Sandbach, CW11 3PW

To reinstate, maintain and enhance unregistered area of land to enable it to be used again as a wildlife corridor/sanctuary as detailed in the planning application 13/0456C.

Resolved: Members support this application.

22/1155C 84 Park Lane, Sandbach, CW11 1EP

Add some railings above existing wall. Increase the height of existing gate pillars Replace existing gate with an automated gate which is taller.

Resolved: No objection.

22/1163C Coppersfield, Church Lane, Sandbach, CW11 2LQ

The proposed development comprises five detached five-bedroom houses arranged on a short private driveway which links to the access road of the development to the north.

Resolved: Members **OBJECT** to this application. The Committee is of the opinion that this is an extremely unsuitable site for this development. Future residents amenity will be impacted by nearby road noise, despite the acoustic fencing. Furthermore, neighbouring acoustic fencing is covered in graffiti which paints sandbach in a bad light on an entry into the town.

The 3 story properties are not in keeping with the street scene and Sandbach does not have a need for any more houses of this type.

22/1329C 20 Beech Grove, Sandbach, CW11 4JW

2 storey side and rear extensions.

Resolved: Members **OBJECT** to the application which exhibits over intensive development of the plot.

Submitted WE 15.04.22 response to Cheshire East by 27.04.22

22/0369C 69 Oldfield Road, Sandbach, CW11 3LX

[Amended Plans] Two storey side extension, single storey front extension and whole house rendering.

Resolved: Members **OBJECT** to this application as it is overshadowing and overpowering number 71. Furthermore, the application is not in keeping with the street scene.

5. CONSULTATIONS

5.1 Cheshire East Site Allocations and Development Policies Document: Main Modifications

Details of the consultation can be found on: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/mmschedule>. The closing date for comments is 5pm on Tuesday 31 May 2022.

The Consultation was deferred until the next meeting of the Committee.

6. CORRESPONDENCE

6.1 Cycling UK

Email received 29th March containing comments regarding 21/2412C, Land South of Old Mill Road, Sandbach.

The correspondence was noted.

6.2 Cycling UK

Email received 3rd April containing comments regarding 22/0882C, Wrights Lane, Sandbach.

The correspondence was noted.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 9 May 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.05pm

Cllr G Merry

MW