

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday 11<sup>th</sup> May 2022 in Sandbach Town Hall.

<b>PRESENT</b>	Councillors	G Merry (Chair)
		R Hovey
		M Muldoon
		G Price Jones
		P Eaton

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**1. APOLOGIES FOR ABSENCE**

Cllr S Crane and S Broad

No apologies received: None

**2. DECLARATIONS OF INTEREST**

None.

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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.

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**3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE  
MEETING HELD ON 28 MARCH 2022 AND 19 APRIL 2022**

**Resolved:** Both sets of minutes be approved as true and accurate records.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 22.04.22 response to Cheshire East by 13.05.22

22/1504C 139 Middlewich Road, Sandbach, CW11 1JD

Proposed single storey rear extension and associated alterations.

**Resolved:** No objection.

22/1442C 40 Heath Road, Sandbach, CW11 2JU

Proposed structure at the bottom of the garden consisting of family room,  
storage area and small office.

**Resolved:** Members **OBJECT** to the location of the structure in the plot.  
The building is higher than the fence and will project over the fence into  
the Neighbour's garden. The Committee would be happy with the structure

if sighted nearer to the house, away from the fence, and having less of an impact on neighbours.

Submitted WE 29.04.22 response to Cheshire East by 17.05.22

22/1533C 160 Congleton Road, Sandbach, Cheshire, CW11 1DW

Proposed two storey side extension.

**Resolved:** No objection.

22/1136C 24 Mortimer Drive, Sandbach, CW11 4hS

Lawful development certificate for proposed demolition of existing conservatory and erection of replacement of single storey rear extension.

**Resolved:** No objection.

22/1276C 110 Heath Road, Sandbach, CW11 2LE

Proposed new dwelling.

**Resolved:** Members **OBJECT** to this application as it is not in keeping with the street scene. Members do welcome what appears to be an innovative, ecological design but the impact is too great on the neighbours and the amenity of the existing house which will now have a smaller garden. There is also no visitor parking, and cars will be forced to park on the grass verge .

22/1457C 19 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use of unregistered land to the rear of the property, formally extending the curtilage into this area, comprising of approximately 11.5m x 13.5m (155.25 sq meters).

**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.

Submitted WE 06.05.22 response to Cheshire East by 01.06.22

22/0979C 2 Front Street, Sandbach, CW11 1EU

Listed building consent or the demolition of lean to building.

**Resolved:** No objection. Members have asked if the Conservation Officer is able to recommend measures so retained walls are kept in a safe condition?

22/1485C Land to the North of 24 Church Lane, Sandbach, CW11 2LQ

Erection of 4 dwellings with associated access and landscaping.

**Resolved:** Members **OBJECT** to this application. Members are seriously concerned about the amenity of future residents of this site, given the proximity to underground pipelines and also the M6.

Members also ask if the applicant can please address the graffiti on their acoustic fence, as it does not portray a nice image for Sandbach.

22/1502C 36 Elworth Road, Sandbach, CW11 3HQ

Existing detached dwelling to be upgraded, to include a new render finish to the front and side elevations and the removal of two existing single storey lean-to outbuildings at the rear of the property. A new pitched roof two-storey extension is proposed, set half-way back from the front elevation and extending to the rear garden and connecting to a flat roof single storey extension that sits in line with the rear elevation of the house. An existing garage, located in the rear garden is to be upgraded to provide a home office, leisure space and external store.

**Resolved:** No objection. However, having considered the plans, members commented that the extension is a very large percentage increase on the existing structure

## 5. CONSULTATIONS

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

Details of the consultation can be found on:

<https://cheshireeastconsult.objective.co.uk/portal/planning/cs/sadpd/mmschedule>. The closing date for comments is 5pm on Tuesday 31 May 2022.

*The consultation was noted with no comments made.*

### 5.2 Cheshire East Site Council Highways Winter Maintenance Top Up Scheme

Details of the consultation are attached. The closing date for expressions of interest is 27<sup>th</sup> May.

*Committee Members were frustrated that this item was submitted by CEC after budget setting with no notice. It was proposed that this item be put to Council as a matters arising.*

**Resolved:** That this item be put before Council at the next meeting.

### 5.3 Cheshire East Highways - Launch of Town and Parish Council Satisfaction Survey

Details of the consultation are available at:

<https://surveys.cheshireeast.gov.uk/s/CETPHighwaysEngagement/> and are attached. The closing date for expressions of interest is 31<sup>st</sup> May.

*It was recommended by the Meeting Chair that Members make their own comments should they wish to take part.*

## 6. CORRESPONDENCE

### 6.1 The Planning Inspectorate

Email received 28<sup>th</sup> March containing all the proofs of evidence submitted regarding the stopping up order for Footpath 14. (Supplied to Committee Members via email).

*The correspondence was noted.*

**6.2 Cheshire East Council**

Email received 28<sup>th</sup> April regarding a Cheshire East Traffic Consolidation Order (Static) 2022. (Full order supplied to Committee Via Email).

*The correspondence was noted.*

**7. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning & Consultation Committee meeting is TBC.

Meeting closed 8.16pm

Cllr G Merry

MW