

SANDBACH TOWN COUNCIL

Planning & Consultation Committee

This meeting will be clerked by Mike Wellings. Please ensure that all apologies are made directly to the clerk of the meeting no later than 6pm on the day of the meeting.

Agenda for the meeting to be held on Monday 19 July 2021 at 7.00pm in the Ballroom, Sandbach Town Hall.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chairman will reconvene the Planning Committee Meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 19 APRIL 2021 AND MONDAY 28 JUNE 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 02.07.21 response to Cheshire East by 12.07.21

21/3489C 26 Milton Way, Sandbach, CW11 3GJ

Second storey front extension and gable roof over existing garage. Double and single storey rear extension.

Submitted WE 09.07.21 response to Cheshire East by 28.07.21

21/3180C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling.

21/3563C Kintsre, 22 Smithfield Lane, Sandbach, CW11 4JA

Variation of condition 2 on 19/5610C – demolition of existing bungalow and erection of replacement bungalow.

21/1347C 3 Mill Hill Lane Sandbach, CW11 4PN

Redevelopment of existing bungalow involving increasing the ridge height by 1m, construction of a two storey extension and dormer to the front elevation and single storey extensions to the rear elevation, the cladding/rendering of the property and an increase in the front boundary wall to 1.5m.

21/3636C Hyray, 31 Smithfield Lane, Sandbach, CW11 4JA

Front, side and rear facing single storey extension.

21/3577C 7 Swallow Drive, Sandbach, CW11 1SX

Single storey rear extension replacing conservatory.

21/3748C 23 Mallard Place, Sandbach, CW11 3AW

Proposed single storey rear extension (sunroom).

21/3752C 12 Offley Avenue, Sandbach, CW11 1AZ

Two storey side extension, and single storey rear extension

Submitted WE 16.07.21 response to Cheshire East by 06.08.21

At time of posting, further applications were not available.

A supplementary list will be issued on the day of the meeting and an updated agenda posted on to Sandbach Town Council's website.

5. CONSULTATIONS

There are none.

6. CORRESPONDENCE

There is none.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 9 August 2021 at 7pm in The Ballroom, Sandbach Town Hall.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 19 April 2021.
The meeting was held remotely via Zoom.

PRESENT Councillors R Hovey(Chair)
 S Broad
 P Eaton
 M Muldoon
 M Lea
 Clerk A Banks

1. APOLOGIES FOR ABSENCE

Councillors: K Flavell, G Merry

Absent without apologies

Councillors: S Crane,
 D Jack

2. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in 21/1838C, 21/1953C,
21/1781C

Cllr Lea declared a non-pecuniary interest in 21/2097C

No members of the public were present so no public speaking was required.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 29 MARCH 2021.

Resolved: That the minutes be approved as a true record of the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

21/1838C 108 Marriott Road, Sandbach CW11 3LS

Proposed granny annex/garage out building.

Resolved: No objection

21/1878C 1 Hungerford Place, Sandbach CW11 4PP

First floor extension to side elevation.

Resolved: No objection

21/1856C Brick House Farm, Congleton Road CW11 4SR

Advertisement consent for 1no. non illuminated hoarding.

Resolved: Objection. The application did not disclose what would be displayed on the proposed advertising hoarding, the committee would request that the hoarding be temporary in nature and removed once the Capricorn development had been constructed. The committee was also keen to know the views of Highways as to whether the size and location of the hoarding would be a distraction to drivers on the M6 motorway.

21/1953C 5 Mill Hill Drive, Sandbach CW11 4PW

Proposed First Floor Extension above existing garage.

Resolved: No objection

21/1892C 22 Elgan Crescent, Sandbach CW11 1LD

Single storey rear and side wrap around extension and internal alterations.

Resolved: No objection

21/1687C 1 Blackacres Close, Sandbach CW11 1YE

Non-material amendment to application 20/3017C

No Opinion: The decision to refuse by CEC had been determined prior to the committee meeting.

21/1762T Open Space, Woodside Drive

Tree Works

Resolved: No objection

21/1595C 2 The Barns, Brock Hollow CW11 3WA

Addition of decking to outside area.

Resolved: No objection

21/1782D Wheelock Corn Mills, Crewe Road CW11 3RS

Discharge of Condition No. 3 on approved application no. 17/5828C

Extension of Pet Superstore.

Resolved: No objection

21/1781C 3 Eaton Close

Single storey to front and rear.

Resolved: No objection, but the committee request that the Planning Officer takes full account of the comments submitted by neighbours and that the applicant is requested to provide reassurances that the narrow close will not be obstructed by construction vehicles as some of the neighbouring properties contain vulnerable residents.

21/2093C 4, Grange Way, Sandbach, CW11 1ES

Proposed room in the roof space of existing utility and garage. Proposed sun lounge with pitched roof to replace existing sun Lounge.

Resolved: No objection

21/2097C 94, Abbey Road, Sandbach, CW11 3HB

Demolish a garage and later link building and build a single storey rear extension with a flat roof.

Resolved: No objection

21/2019C 16, Tatton Drive, Sandbach, CHESHIRE, CW11 1DZ

Retrospective application for a hobby room/home office to rear/side of dwelling

Resolved: No objection, but the committee notes that the development obstructs access to the garage for the property and is forward of the established building line for Tatton Drive.

Licensing

Pavement Licence – Raffaele Restaurant

Resolved: No objection

5. CONSULTATIONS

There are none at the time of posting.

6. CORRESPONDENCE

Email dated 8 April re: CEC Planning Consultation 17/4838C

Resolved: The Clerk and Chair to draft a response to CEC ensuring that the statutory Consultees were fully aware of the destructive implications for Filter Bed Wood if the second access to Capricorn from Old Mill Road which would require a very wide embankment was to be approved.

7. PLANNING APPLICATION RESPONSES – DELEGATION

Resolved: That during the transition period from remote to in-person meetings, the Clerk in consultation with the Committee Chair would be given delegated authority to review and respond to non-contentious applications, ensuring responses would accord to Council policy and the adopted Neighbourhood Development Plan. Submitted planning application references would be circulated to committee members weekly together with draft responses.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 10 May 2021 at 7pm via Zoom if permitted by legislation. The Room number will be circulated prior to the meeting.

Meeting closed at 8.10pm

Cllr R Hovey

RGH

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 28 June 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

PRESENT	Councillors	R Hovey (Retiring Chair) S Broad G Merry M Muldoon G Price Jones D Jack S Crane
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Also in attendance were four members of the public.

1. PLANNING & CONSULTATION COMMITTEE CHAIR

Resolved: That Cllr Merry be appointed as Chair of the Planning & Consultation Committee.

Cllr Merry took over the meeting as the new chair at this point.

2. PLANNING & CONSULTATION COMMITTEE VICE-CHAIR

Resolved: That Cllr Hovey be appointed as Vice-Chair of the Planning & Consultation Committee.

3. APOLOGIES FOR ABSENCE

There were none.

4. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in application 21/3328C due to a family member living close to the application site.

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

Resident 1

The resident introduced themselves as a member of the group campaigning for Sandbach Cemetery. They are worried about the future of the cemetery and it's supply following the reallocation of nearby land to recreational. The group believe Sandbach residents should not have to travel to nearby Towns in the

future to pay respect to loved ones. The group request Council's support in taking this matter to Cheshire East Council.

Resident 2

The resident questioned:

- 1) When was the decision made to change the land from Cemetery land to recreational?
- 2) Where are the minutes for that decision.

Following the 2 public speakers, the Mayor confirmed that the matter would appear as an item on the next Full Council agenda for discussion by Members.

As there were no more questions, the Chair reconvened the Planning Committee Meeting.

5. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 19 APRIL 2021.

Cllr Merry asked that she be noted as having given apologies for the last Planning Meeting.

The minutes could not be approved due to an inquate number of members in attendance from the last meeting and are deferred until the next meeting for approval.

6. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.06.21 response to Cheshire East by 30.06.21

21/2847C 68 Bradwall Road, Sandbach, CW11 1GH

Proposed second storey rear extension. Pitched roof over existing side dormer & side infill porch extension.

Resolved: No objection.

21/3008C 157 Bradwall Road, Sandbach, CW11 1GP

Proposed first floor extension, demolition of existing side garage and replacement with new garage with bedrooms above, single storey rear extension and proposed front drive including widening of site entrance.

Resolved: No objection.

21/3049C 6 Elgan Crescent, Sandbach, CW11 1LD

Construction of rear single storey extension.

Resolved: No objection.

Submitted WE 18.06.21 response to Cheshire East by 14.06.21

21/3139C 2 Fields Drive, Sandach, CW11 1YB

Alterations, extensions and works to provide additional living accommodation at ground and a new attic first floor.

Resolved: Members have no objection subject to the Planning Officer having no issue with the relationship between this site and 81 Park Lane. 81 Park Lane has undergone a remodelling which is not shown on the plans.

21/3103C 1 Welles Street, Sandbach, CW11 1GT

The application seeks to introduce E(e) use into the E(a) ground floor retail area to accommodate this new business into the Town Centre. The proposal does not involve work to the exterior fabric of the building.

Resolved: Members have no objection, but request that the Planning officer take into account the clear glass that is currently at the front of the property – as those rooms are consultation rooms, will this end up becoming obscured glass? Furthermore, there does not appear to be any disabled access on the site.

21/3234C 69 Heath Road, Sandbach, CW11 2JY

Rear two storey extension

Resolved: No objection.

21/3181C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Listed building consent for repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling.

Resolved: Members **OBJECT** to this application. Whilst they have no objection in principle with the farmhouse and barn renovations, Members strongly object to the new house which is not in keeping and is overbearing on the rest of the site. Members also hold concerns that the footprint of the site encroaches on Dingle Lane, a well-used footpath in Sandbach.

Members are concerned that this application is up for delegated decision, given the history of the site, and have requested that the Councillor for Town Ward asks that the application is called into Committee. Other applications for this site have also been considered by Committee.

Submitted WE 25.06.21 response to Cheshire East by 14.07.21

21/3247C 11A The Commons, Sandbach, CW11 1EG

Rear single storey extension to A1 shop.

Resolved: No objection.

21/3328C 69 Oldfield Road, Sandbach, CW11 3LX

Two storey side extension and whole house rendering.

Resolved: No objection.

21/3307C 1 Manifold Close, Sandbach, CW11 1XP

Change of use of amenity land to residential garden.

Resolved: Members **OBJECT** to this application as it destroys the character of the development – This open space was built into the original plans when the development was built. Members do not want to lose the impact and amenity these open spaces provide.

21/3386C 20 High Street, Sandbach, CW11 1AX

Advertisement consent for replacement of the existing fascia sign – rebranding. Existing trough light retained.

Resolved: Following an extensive discussion, Members defer to the conservation officer for their views. Whilst black and white is acceptable, Members worry that this will contribute towards making the High Street boring, as many other properties also have Black and White colour schemes.

21/3454C 19 Anvil Close, Sandbach, CW11 3RF

Proposed single storey rear extension and two storey side extension.

Resolved: Members **OBJECT** to this application. This application is an overdevelopment of the plot, and takes away light from the Neighbours side window that will be caught in between the two houses. Furthermore, Members are worried over the loss of parking space and also seek reassurance over the designation of a permanent area for bin storage.

7. CONSULTATIONS

There are none.

8. CORRESPONDENCE

8.1 HS2

Email received on 13th May concerning publication of HS2 Phase 2a consultation report.

Members noted the correspondence.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 19 July 2021 at 7pm in The Ballroom, Sandbach Town Hall.

Meeting closed 8.31pm

Cllr G Merry

MW