

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 19 July 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

PRESENT	Councillors	Gill Merry (Chair)
		R Hovey
		S Broad
		M Muldoon
		G Price Jones
		D Jack
		S Crane

1. APOLOGIES FOR ABSENCE

There were none.

2. DECLARATIONS OF INTEREST

There were none.

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

As no members of the public were present, the meeting was immediately
reconvened.

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

Resolved: That the minutes of 19th April be deferred due to an inquorate number of members in attendance from the meeting and the Minutes of 28th June be approved.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 02.07.21 response to Cheshire East by 12.07.21

21/3489C 26 Milton Way, Sandbach, C W11 3GJ

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

Resolved: Members have no objection, but welcome the view of the Planning officer on whether the bathroom windows should be glazed and not fully opening.

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.

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. Access must be maintained to the footpath during any work.

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.

Resolved: Members **OBJECT** to this application as they cannot see what the applicant is asking for due to insufficient plan details. Members are concerned the current development is much larger than expected and causing issues next door.

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.

Resolved: No objection.

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

Front, side and rear facing single storey extension.

Resolved: No objection

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

Single storey rear extension replacing conservatory.

Resolved: No objection

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

Proposed single storey rear extension (sunroom).

Resolved: No objection

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

Two storey side extension, and single storey rear extension

Resolved: No objection. Members request that the header and sill on the front 2 windows match the existing front windows.

Submitted WE 16.07.21 response to Cheshire East by 06.08.21

21/3651C 7 Clifton Road, Sandbach, CW11 3JJ

Rear single storey extension.

Resolved: No objection.

21/3502C Amenity Lane at head of Cul-De-Sac, Dee Close, Sandbach

Proposed 2no detached bungalows on currently redundant land.

Resolved: Members **OBJECT** to the application as:

- There is no access to Lawton Way on this side of the estate.
- 2 paved access points would be lost to the Station and food store.
- The land is not 'Redundant', The Amenity land is an important space on the estate in its current role.
- Cars should be able to drive out of the drives of the 2 houses forward. Reversing onto the road would be extremely dangerous.

21/3464C First Floor, 38 High Street, Sandbach, CW11 1AN

Listed building consent for an aluminium tray sign, measurement being 600mm height x 2100mm width.

Resolved: No objection.

21/3599C Elmbank Close, Lodge Road, Sandbach, CW11 3HP

Proposed extension of existing warehouse for manufacturing purposes with associated parking, landscape works and updating the class of use to include the additional use.

Resolved: No objection.

5. CONSULTATIONS

There are none.

6. CORRESPONDENCE

6.1 Park House Care Home

Members noted that any comments should be submitted via regulation 14 of the Neighbourhood Plan. Sandbach Town Council do support the Care home and value the care and employment provisions it provides.

It was also noted that the Settlement boundary is a SADPD issue (Cheshire East Document).

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.

Meeting closed 8.13pm

Cllr G Merry

MW