

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday, 15 June 2020. The meeting was held remotely via Zoom..

**PRESENT**      Councillors      R Hovey (Chair)  
                                                                                  G Price Jones (Mayor)  
                                                                                  K Flavell  
                                                                                  D Jack  
                                                                                  G Merry  
                                                                                  M Muldoon  
                                                                                  S Crane

Also in attendance was the Assistant Town Clerk, 1 member of the public, Cllr Eaton and Cllr Corcoran (until 7.15pm).

**1. PLANNING AND CONSULTATION COMMITTEE CHAIR**

**Resolved:** That Cllr Hovey be appointed as Chair of the Planning and Consultation Committee.

**2. PLANNING AND CONSULTATION COMMITTEE VICE-CHAIR**

**Resolved:** That Cllr Merry be appointed as Vice-Chair of the Planning and Consultation Committee.

**3. APOLOGIES FOR ABSENCE**

Councillors:      Sandra Broad  
                                                                                  Mike Lea

**4. DECLARATIONS OF INTEREST**

A Non-Pecuniary Interest was declared by Cllr Muldoon for application 20/2254C.

Cllr Flavell noted that she has had been contacted about application 20/2254C by a resident, but doesn't yet have an opinion on the application and has no interest to declare.

The Chair adjourned the Meeting to allow Members of the Public to ask speak. A resident spoke about application 20/2254C. As the application backs onto the garden of their property, they expressed concerns about noise and privacy issues that may affect them. They queried why there would need an office on site for self-contained flats.

As this is the first available Council Meeting, Cllr Jack wished to make 2 points on recent events. The first was that barriers had been erected in the past 48 in Parking Bays in Sandbach, allegedly, with no consultation. The second point

was that he asked for apologies from several Councillors concerning comments that they alleged that he made on Social Media.

The Clerk noted that it would not be appropriate for the Committee to resolve to accept or receive either point due to an related item not being included on the agenda.

As there were no more members of the public wishing to speak, the Chair reconvened the Meeting.

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**5. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 1 JUNE 2020.**

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

**6. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 05.06.20 response to Cheshire East by 25.06.20

20/1480C 641 Crewe Road, Sandbach, CW11 3RZ

Proposed alterations and two storey extensions.

**Resolved:** Members **OBJECT** to this application due to the effect of the proposed frontage on the street scene. The proposal for the large porch and entrance steps together with a large area of parking is visually intrusive and not in keeping with neighbouring properties. Reassurance is sought regarding drainage of the large driveway, currently fresh limestone, and Members suggest suitable screening be installed to front the Highway.

As a result of the above, this application is in contravention of Sandbach Neighbourhood Plan Policy H2 and CEC Local Plan Strategy Policy SE1.

20/2144C 22 Elgan Crescent, Sandbach, CW11 1LD

Single storey extension to side elevation providing new disabled access bedroom and shower room.

**Resolved:** No objection.

20/2219C 19 Mill Hill Lane, Sandbach, CW11 4PN

Rear extension along with alterations to roof to form additional accommodation.

**Resolved:** No objection.

20/2254C Park House, 21 London Road, Sandbach, CW11 3BD

Communal lounge and office for all flats.

**Resolved:** Members **OBJECT** as the application is missing fundamental details to enable an informed decision be made; including loss of off street parking, noise impact in a residential area and design. No information was provided on house and days of use for the office and communal lounge.

Due to a lack of information in the application, the Committee can only assume that the application is in contravention of Congleton Borough Local Plan Saved Policy GR6.

The Committee requested that Cllr Flavell Call this application in as the Ward Council for the Ward the application is within.

Submitted WE 12.06.20 response to Cheshire East by 03.07.20

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.

## 7. CONSULTATIONS

### 7.1 Cheshire East Council VOPHS Consultation

**Resolved:** That this item is deferred to the next Planning and Consultation Committee Meeting. The current data is to be reviewed by the NDP group and the information will be conveyed back to this Committee, by Cllrs Price Jones, in order for a formal review and consultation submission ahead of the deadline.

### 7.2 Cheshire East Council

**Resolved:** That a letter be sent to the Planning Inspectorate in support of Neighbours concerns. Policies will be reviewed by the Chair and provided for the Meeting Clerk.

## 8. SUBMISSION OF PHASE 1 REFRESH OF SANDBACH NEIGHBOURHOOD PLAN

**Resolved:** That the circulated Phase 1 Sandbach Neighbourhood Plan refresh be approved for submission to Cheshire East Borough Council.

## 9. CORRESPONDENCE

### 9.1 Cheshire East Council

Correspondence received on the 5<sup>th</sup> June regarding the June Strategic Planning update from CEC.

**Resolved:** That correspondence is received and thanks be passed to CEC for circulating the information.

## 10. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 29 June 2020 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

*Please note that the audio recording of this meeting is available to the public within 5 working days of the meeting.*

Meeting closed 7.55pm

R Hovey (Chair)

MW