

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday, 21 September 2020.  
The meeting was held remotely via Zoom.

<b>PRESENT</b>	Councillors	R Hovey (Chair)
		M Muldoon
		K Flavell
		P Eaton
		S Crane
		S Broad

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**1. APOLOGIES FOR ABSENCE**

Councillors: G Merry  
G Price Jones (Town Mayor)

Absent without Apologies: D Jack and M Lea

**2. DECLARATIONS OF INTEREST**

Cllr Flavell declared a Pecuniary Interest in 20/4058C as a Neighbour.  
Cllr Flavell declared a Non Pecuniary Interest in 20/2654C as a Member who sits on Southern Planning.

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The Chair adjourned the Meeting to allow questions from the Member of public in attendance.

As there were no questions, the meeting was immediately reconvened.

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**3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 10 AUGUST AND TUESDAY 01 SEPTEMBER 2020.**

**Resolved:** That the minutes of 10 August 2020 be approved as a true record of the meeting.

Approval of the minutes dated 01 September was deferred until the next meeting due to an inquorate number of Members in attendance from that meeting.

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Deferred from 01.09.20 response to Cheshire East by 22.09.20

20/3481C Reynolds Farm, Reynolds Lane, Sandbach, CW11 4SU  
Agricultural Building.

**Resolved:** No objection.

Submitted WE 04.09.20 response to Cheshire East by 23.09.20

20/3689C 16 Oakmere Close, Sandbach, CW11 1WN  
Two storey side extension.

**Resolved:** No objection.

20/2654C Land Off, Hind Heath Road, Sandbach

Permission in principle for the erection of up to 9 no. self and custom-build dwellings.

**Resolved:** Members **OBJECT** to this application as it contravenes a number of local planning policies:

- The site is a low density development that is in open countryside, outside the Sandbach Settlement Boundary and in a defined area of separation. This contravenes Sandbach Neighbourhood Development Plan Policies: PC1 and PC3.
- As mentioned in representations made by Members of the Public, the site is in a Wildlife corridor and there also exists a badger sett on the site of proposed plot one which may link to a number of other setts. This contravenes Sandbach Neighbourhood Development Plan Policy PC4.
- The site is not identified as a strategic development site in the Sandbach Neighbourhood Development Plan or the Cheshire East Local Plan.
- Sandbach has already exceeded its 2010-2030 requirement for housing as defined in the Cheshire East Local Plan and Sandbach Neighbourhood Development Plan.
- The proposed site will have very poor visibility for the site access, which is extremely dangerous on what is already a busy road used by all types of traffic, including HGVs. A number of serious accidents have already occurred nearby to the proposed access.

Members request that this application be called in by Cllr Laura Crane in her capacity as Cheshire East Councillor for this Ward.

20/3776C 14 Coldmoss Drive, Sandbach, CW11 3HW  
Proposed front and rear dormers.

**Resolved:** No objection.

Submitted WE 11.09.20 response to Cheshire East by 28.09.20

20/3815C Variation of condition 2, 3 and 5 on approved application 18/0169C – Application for approval of all reserved matters on application 15/3098C – Outline application for single detached two storey dwelling with garage including access to highway and sewer connections.

**Resolved:** Members **OBJECT** to this application. Members would like to see the conditions of green landscaping enforced as the hedges in place of lots of fencing would soften the impact on Neighbours.

Members would be prepared to relax the condition relating to the driveway and paving around the house.

20/3889C 79 Union Street, Sandbach, CW11 4BG

Variation of condition 4 on existing permission 13714/3; No operations authorised by this consent shall be carried out inside the hours 8.00am to 5.30pm weekdays – 8.00am to 12.30pm Saturdays. There shall be no Sunday working or on bank holidays.

**Resolved:** Members **OBJECT** to this application to the loss of amenity for residents due to noise pollution throughout during and beyond the stated times which is in contravention of Policies GR 6&7 of the Cheshire East Local Plan.

Furthermore, the increase in traffic during weekends on this residential street which is home to many vulnerable residents is unacceptable and in contravention of Local Plan Policy GR16.

Submitted WE 18.09.20 response to Cheshire East by 01.10.20

20/2538C 173 Heath Road, Sandbach, CW11 2LE

Two & single storey rear extension [Amended Plans received].

**Resolved:** Members **OBJECT** to this applicant due to the comments made by the neighbouring property in terms on shading and privacy. Members feel that this would have too great an impact on Neighbours amenity if approved as presented in the plans.

20/4058C 74 Deans Lane, Sandbach, CW11 3HF

Demolition of a rear conservatory and replacement with larger single storey rear extension, and single storey side extension wrap around to rear.

**Resolved:** No objection.

## 5. CONSULTATIONS

### 5.1 Well Managed Highway Infrastructure Streamlined Consultation – Winter Service.

Information attached. The deadline for comments is Friday 20<sup>th</sup> November.

**Resolved:** That Councillor Broad creates some notes on the consultation to circulate to Committee Members before the next meeting, where this item will be revisited again.

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

Correspondence dated Monday 14<sup>th</sup> September regarding the adoption of the Brooks Lane Development Framework as a Supplementary Planning Document.

**Resolved:** That the correspondence be noted.

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

The next Planning Committee meeting will take place on Monday, 12 October 2020 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

Meeting closed 7.59pm

Cllr R Hovey (Chair)

MW

DRAFT