

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 29 June 2020 at 7.00pm on the Zooms Meeting Platform. The code for entry to this meeting is: **822 7326 5116**
Virtual Meeting guidance for Members of the Public can be found on the Meetings Page of the Sandbach Town Council Website.

1. APOLOGIES FOR ABSENCE

2. CO-OPTION TO COMMITTEE

Action: To co-opt Cllr Paula Eaton to the Committee.

3. 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.

4. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 15 JUNE 2020.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 19.06.20 response to Cheshire East by 03.07.20

20/1939C 106 Heath Road, Sandbach, CW11 2LE

Proposed two storey front facing extension and single storey extensions to rear.

20/2373C Blackacres House, 12 Blackacres Close, Sandbach, CW11 1YE

Extension and alterations to existing dwelling.

20/2429C 24 Belmont Avenue, Sandbach, CW11 1BU

Proposed single storey rear extension.

20/2466C 135 Middlewich Road, Sandbach, CW11 1JD

Alterations and extensions to existing dwelling.

20/2494D Land Off, Hawthorne Drive, Sandbach, CW11 4JH

Discharge of conditions 5&8 on application 13/5242C

Submitted WE 26.06.20 response to Cheshire East by 17.07.20

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.

6. CONSULTATIONS

6.1 Cheshire East Council Vulnerable & Older Persons Housing Strategy

[All information can be found at:
[https://surveys.cheshireeast.gov.uk/s/VOPHS Consultation](https://surveys.cheshireeast.gov.uk/s/VOPHS_Consultation)]

Deadline for comment is 13th July 2020.

7. CORRESPONDENCE

None.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 20 July 2020 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

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

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.

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 5th 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)

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