

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday, 15 February 2021.
The meeting was held remotely via Zoom.

PRESENT	Councillors	R Hovey (Chair) S Broad G Merry S Crane M Muldoon P Eaton M Lea (Left 19.53) G Price Jones D Jack (Joined to give apologies & left at 19:01)
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1. APOLOGIES FOR ABSENCE

Councillors: K Flavell and D Jack.

Absent without apologies: None.

2. DECLARATIONS OF INTEREST

Cllrs Hovey and Muldoon declared a interest in 21/0346C.
Cllr Lea declared an interest in 21/0353C.

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

A resident who lives on the corner of Holmes Chapel Road and Congleton Road noted that he did not know about the changes to the road directly outside his house that have been planned as a part of Capricorn until reading on the Chronicle. No consultation has taken place despite the road changes being so close by and all the houses in the area have been omitted from the plans. He feared this would have an enormous impact on the health of his family and the house – the new roundabout is 30cm from his boundary. This plan is based on outdated traffic information and there a multitude of other options available.

The 3 Members of the public who had submitted items 6.2, 6.3 and 6.4 all briefly summarised their objections, contained in their correspondence, on the Capricorn Planning application to the Planning Committee.

The Chairman of the footpath group also spoke on the Capricorn application and showed a presentation marking out his concerns. These centred around the loss of a footpath due to the application and the loss of green corridor land in Filter Bed woods to facilitate the bridge into Capricorn.

All 5 Members of the public were thanked for their submissions and comments by the Chair of the Committee.

As there were no further members of the public wishing to speak, the meeting was immediately reconvened.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 11 JANUARY AND MONDAY 25 JANUARY 2021.

Resolved: That both sets of minutes be approved as true records of the meetings.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 29.01.21 response to Cheshire East by 16.02.21

21/0346C 12 Adlington Drive, Sandbach, CW11 1DX

Extension and conversion of attached garage to create additional living space and the erection of a new detached garage.

The Vice Chair, Cllr Merry, took this item due to the disclosed Chair's interest in this item.

Resolved: No objection.

21/0437C Rushcroft, Congleton Road, Sandbach, CW11 4SP

Conversion of an outbuilding into ancillary accommodation and single storey link extension to connect to the house.

Resolved: No objection, providing the application includes sufficient parking for the extra bedroom.

21/0085C 10 Hope Street, Sandbach, CW11 1BA

Change of use from office to residential.

Resolved: No objection.

Submitted WE 05.02.21 response to Cheshire East by 23.02.21

21/0454C 102 Moss Lane, Sandbach, CW11 3PW

Construction of workshop and home office and provision of ramped access to dwelling.

Resolved: No objection.

21/0353C 43 Abbey Road, Sandbach, CW11 3HA

Single storey extension.

Resolved: No objection, providing there is adequate access and storage for wheelie bins.

17/4838C Capricorn Park, Land South of Old Mill Road, Sandbach

Amended plans/details. Outline application for development of commercial park including office use, industrial units, storage and distribution, a sports facility and a local centre. (Resubmission of 16/4631C).

Resolved: Members **OBJECT** to this application.

The full objection for this item is available as a separate document on request.

21/0546C 45 Thornbrook Way, Sandbach, CW11 3ZB

First floor side extension above the existing garage to achieve an additional bedroom with en suite. Conversion of existing garage to dining

room. Re configuration of the internal layout so that the utility room is accessible from inside the property.

Resolved: No objection, providing the application can provide adequate off road parking for this 4 bedroom property.

Submitted WE 12.02.21 response to Cheshire East by 10.03.21

21/0599C 122 Congleton Road, Sandbach, CW11 1DN

Two storey rear house extension.

Resolved: No objection.

21/0665C 17 The Avenue, Sandbach, CW11 3BT

Rear single storey extension.

Resolved: No objection.

21/0540C Waitrose, Brookhouse Road, Sandbach, CW11 4BE

Provision of new rooftop plant, alterations to car park layout, new fence and gate to service yard, new canopy to eCommerce delivery area and refurbishment works including new glazing to café and a new external café seating area.

Resolved: No objection. Members request that the Planning Officer takes into account how much light will be available at night on the footpath that travels down the side of the delivery area to hope street, once all the fencing has been installed. Members also request that the Planning Officer ensures that the plant equipment on the roof will be soundproofed.

5. CONSULTATIONS

5.1 Consultation under clause 60 of the High Speed Rail (West Midlands – Crewe) Bill as amended in the House of Lords

Information on the consultations is attached. The deadline for comment is 11.45am on 26th February 2021.

Members were advised to make their own comments on this consultation if individually concerned.

5.2 Air Quality Action Plan Consultation

Information on the consultation is attached. The deadline for comment is 5pm on 5th March 2021.

Resolved: That a response to this consultation be delegated to the Chair of the Committee.

5.3 Active Travel Consultation

Information on the consultation is attached. The deadline for comment is 3rd March 2021.

The Chair requested steer from the Committee as to what they felt were the main issues that needed to be raised: Members felt that Congleton Road, Middlewich Road and Crewe Road should all go back to 30 mph with orange flashing 20mph signs when schools are in session. Members noted that residential areas should stay as 20mph zones.

For the Cycle Lane on Old Middlewich Road, Members would prefer that the scheme be abandoned with the road returned to the state it was before the cycle lane. Members believe the funds can be better spent on cycling infrastructure elsewhere.

Resolved: That a response to this consultation be delegated to the Chair of the Committee.

5.4 Cheshire East Contaminated Land Strategy consultation

Information on the consultations is attached and available online at: https://www.cheshireeast.gov.uk/environment/environmental_health/contaminated_land/contaminated_land.aspx. The deadline for comment is 5pm on 26th March 2021.

Resolved: That the Chair is to draft a response for presentation at the next Committee Meeting.

5.5 National Planning Policy Framework and National Model Design Code Consultation

Information on the consultations is attached and available online at: <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>. The deadline for comment is 5pm on 12th March 2021.

Resolved: That the Chair is to draft a response for presentation at the next Committee Meeting.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received on the 1st February concerning AQMA renovations.
Members noted the correspondence.

6.2 A Resident

Email received on 8th February containing comments on Capricorn Phase 2a revised highway arrangements (17/4838C).
The Committee thanks the resident for their submission.

6.3 A Resident

Email received on 10th February containing comments on amended Capricorn application (17/4838C).
The Committee thanks the resident for their submission.

6.4 Cycling UK

Email received on 13th February contains comments on the roundabout of amended Capricorn application (17/4838C).
The Committee thanks Cycling UK for the submission.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 8 March 2021 at 7pm via Zoom. The Room number will be circulated prior to the meeting.

Meeting closed 8.40pm

Cllr R Hovey

MW