

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday, 16 December 2019, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors R Hovey (Chair)
 M Muldoon (Mayor)
 G Price Jones
 S Broad
 G Merry

Also in attendance was 1 member of the public and a reporter from the Sandbach Chronicle.

1. APOLOGIES FOR ABSENCE

Cllrs S Crane
 D Jack
 M Lea

Absent without apologies: P Eaton

2. DECLARATIONS OF INTEREST

Cllr R Hovey declared an interest in item 19/5745C due to owning a neighbouring property and land behind. The Vice Chair of the Committee is to lead this item as a result of the declaration.

The Chair adjourned the Meeting to allow Members of the Public to speak.

The Member of the public noted that he had written some of the VISSIM correspondence and said that he would be happy to answer any queries when the item was reached.

The Committee thanked the resident.

The Chair reconvened the Meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 25 NOVEMBER 2019.

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 29.11.19 response to Cheshire East by 18.12.19

19/5452C 84 Palmer Road, Sandbach, CW11 4EZ

Proposed double and single storey rear extension and new 1800mm post and panel timber fence.

Resolved: No objection to the building development. Members request that the Planning Officer looks at the impact of moving the fence to the footpath. It is not clear on the drawings what the impact would be as it is not in keeping with the surrounding area.

19/5474C 13 Coldmoss Drive, Sandbach, CW11 4HW

Front and rear dormer windows.

Resolved: No objection.

Submitted WE 6.12.19 response to Cheshire East by 19.12.19

19/5386C 28 Manor Road, Sandbach, CW11 2ND

Adjustments to square off the rear wall of the approved proposals.
Removal of 1 rooflight to garage.

Resolved: No objection.

19/5553C Highfield, 31 The Hill, Sandbach, CW11 1JJ

Construction of rear two-storey extension.

Resolved: No objection. Members note the obscure glazing and ask whether the SE elevation could have a window. As this is the public facing wall, it would make the building look better and also introduce natural light into the Bedroom and ensuite there.

19/3533N 127 Crewe Road, Sandbach, CW11 4PA

Proposed new dwelling within garden of the Cuillins, 127 Crewe Road, with demolition of outbuilding and concrete panel garage.

Resolved: Members **OBJECT** to this application for the following reasons:

The design isn't in keeping with the Street scene, and this would see over intensive development on the site. Furthermore, the application would have adverse effects on the neighbour's light levels.

Members note the removal of the balcony and 3 stories from the application, however, note that this still isn't an acceptable design.

As a result of the above, this application is in contravention of Sandbach Neighbourhood Plan policy H2.

Submitted WE 13.12.19 response to Cheshire East by 8.1.20

19/5669C 109 Lightly Close, Sandbach, CW11 4QF

Two-storey side and rear extension and single-storey front extension.

Resolved: No objection.

19/5745C 458 Crewe, Sandbach, CW11 4QD

Proposed single storey side & rear orangery.

Resolved: No objection.

19/5610C Kinstre, 22 Smithfield Lane, Sandbach, CW11 4JA

Demolition of existing bungalow and erection of replacement bungalow on existing footprint.

Resolved: No objection.

5. CONSULTATIONS

5.1 Cheshire East Council

The Hill, Sandbach – Proposed NWAAT

All information enclosed, closing date for comments of 19th December.

Resolved: That the proposed NWAAT be noted.

5.2 Cheshire East Council

Sunnymill Drive Sandbach – Proposed NWAAT

All information enclosed, closing date for comments of 19th December.

Resolved: That Member's support for this NWAAT be noted.

5.3 Cheshire East Council

Over Peover Neighbourhood Plan Consultation. Information enclosed.
Closing date for comments of 13th January

Resolved: That Cllr Price Jones makes notes on this consultation and circulates. This item will come back to the Committee at the next meeting on 8th January for approval.

6. CORRESPONDENCE

6.1 Cycling UK

Emails received on 26th and 27th November with comments relating to 19/4978C – Capricorn Phase 2.

Resolved: That Cycling UK be thanked for their correspondence.

6.2 A Sandbach Resident

A collection of letters and emails received from a Sandbach Resident on 2nd December. All the correspondence relates to the Sandbach Vissim Model.

Resolved: That the resident be thanked for their correspondence.

6.3 Cycling UK

Emails received on 4th December with comments relating to 19/5010C – The Croft, Sandbach.

Resolved: That Cycling UK be thanked for their correspondence. Members will take this into account if the application returns.

6.4 A Resident

Emails received on 9th December relating to VISSIM. Also attached is supporting information referenced in the original letter.

Resolved: That the Clerk of the Committee write to the Leader of Cheshire East Council and requests that Sandbach Town Council take an active involvement in the formulation of the new model.

6.5 Cheshire East Council

Notice received on the 11th December relating to public participation at the Strategic Planning Board on 18th December for application 19/3784C – Land South of Old Mill Road

Resolved: That the Clerk of the Committee submits comments to the Planning Board to be read at the meeting.

6.6 Cheshire East Council

Emails received on 28th November from Cllr Sam Corcoran regarding VISSIM.

Resolved: That the correspondence be received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Wednesday, 8 January 2020 at 7pm in the Literary Institution.

Meeting closed 8:11pm
R Hovey (Chair)
MW