

**SANDBACH TOWN COUNCIL**

Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Wednesday, 8 January 2020, in the Sandbach Literary Institution,  
Hightown.

<b>PRESENT</b>	Councillors	R Hovey (Chair)
		M Muldoon (Mayor)
		S Broad
		G Merry
		S Crane
		D Jack

Also in attendance were 2 members of the public and a reporter from the Sandbach Chronicle.

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**1. APOLOGIES FOR ABSENCE**

Cllrs      G Price Jones  
              M Lea

Absent without apologies: P Eaton

**2. DECLARATIONS OF INTEREST**

Cllr M Muldoon declared a non-pecuniary interest in application 19/5736C due to knowing the applicant.

Cllr D Jack declared a non-pecuniary interest in application 19/5877C.

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

A Resident of Hawthorne Drive stood to speak about applications concerning 22 Smithfield Lane. He held concerns that he had submitted comments to Cheshire East Planning which had not been included on the Planning Portal, and therefore taken into consideration by the Planning Officer. Furthermore, he mentioned concerns over the Town Council objecting to the application at one meeting, and having no comments at a subsequent Meeting.

The Chair of the Meeting noted that there were fundamental flaws with the first iteration of the application, but did not have issues following the applications return. In terms of the Planning Portal Comments, it was suggested that the resident contact their Local Cheshire East Councillor for their help.

The Chair reconvened the Meeting.

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**3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON MONDAY 16 DECEMBER 2019.**

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

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 20.01.19 response to Cheshire East by 10.01.19

19/5736C Land South of, Old Mill Road, Sandbach

The construction of 57 dwellings and erection of a petrol filling station (sui generis) and associated convenience store (Class A1), drive-through restaurant (Class A3 / A5), drive through café (Class A1 / A3), Offices (Class B1(a)) along with the creation of associated access roads, parking spaces and landscaping.

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

Members have concerns about road safety on the roundabout and for residences near the bypass. There will be a high volume of traffic produced by the commercial elements, which are all businesses which promote a high volume of short visits throughout the day. This will interfere with traffic which is already extremely busy on this roundabout at peak times.

Members are also concerned by the fact that all you will see from the bypass is the concrete of the commercial element of the site, or the concrete wall that will attempt to screen it. As this is a major gateway into Sandbach, there should be much more greenery to give visitors to the Town a nicer welcome.

Finally, Members questions whether the Offices have prospective uses, and if so, are they high value job opportunities for Sandbach?

As a result of the above, this application is in contravention of Policies H2, PC2, PC5, HC2 and IFT1 of the Sandbach Neighbourhood Plan and Policies SE4 and CO1 of the Cheshire East Local Plan Strategy.

19/5737C 1 Ashley Close, Winterley, CW11 4TW

Proposed garage/workshop with pitched roof.

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

This application appears to encroach onto Open Countryside on the supplied plans.

The entrance that the applicant would like to use is unsuitable for the indicated use and was due to be closed.

B2 Usage is not appropriate in a residential area.

The Structure is not in keeping with neighbouring properties or materials.

Members share and support the concerns raised by the Tree Office, Ann Donkin.

As a result of the above, this application is in contravention of Policies H2 of the Sandbach Neighbourhood Plan and PG6 of the Cheshire East Local Plan Strategy.

19/5741C 115 Abbey Road, Sandbach, CW11 3HB

Proposed two-storey side extension.

**Resolved:** No objection, providing adequate rear garden access is retained for bins.

19/5798C Sandbach Gymnastics, 1 Millbuck Way, Sandbach, CW11 3HL

Advertisement consent for 3 signs.

**Resolved:** No objection.

Submitted WE 27.12.19 response to Cheshire East by 30.1.20

19/5928C 14 Coldmoss Drive, Sandbach, CW11 4HW

Ground floor front extension and front first floor dormer extension and internal alterations.

**Resolved:** No objection.

Submitted WE 03.01.20 response to Cheshire East by 29.1.20

19/5877C Lightly Court, Lightly Close, Sandbach

Proposed single storey extension to provide a mobility scooter store and enclosed bin store.

**Resolved:** Members support this application. However, members note that this application doesn't include any charging facilities on site for the mobility scooters and hope that this is included.

## 5. CONSULTATIONS

### 5.1 Cheshire East Council

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

**Resolved:** That Cllr Price Jones' notes be submitted. The Committee thanks Cllr Price Jones for his work.

## 6. CORRESPONDENCE

### 6.1 Cycling UK

Email received from Cycling UK on the 4<sup>th</sup> January concerning application 19/5010C.

**Resolved:** That the Clerk of the meeting thanks Cycling UK for their contribution regarding cycling.

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

The next Planning Committee meeting will take place on Monday, 27 January 2020 at 7pm in the Literary Institution.

Meeting closed 7:56pm

R Hovey (Chair)

MW

DRAFT