

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 31.01.20 response to Cheshire East by 12.02.19

20/0129C Land rear of 16 Sweettooth Lane, Sandbach, CW11 1BE

Outline application for proposed dwelling on land to the rear.

Resolved: Members **OBJECT** to this application due to the over intensive development of the plot, the proposed development does not respect the existing building line, there is a very small area of private amenity space, members support the concern from Highways regarding parking and access to the restricted site. They also feel that it is not acceptable to have obscure glazed windows for a bedroom and that this displays a low standard of design.

19/3740C Land Off, Hawthorne Drive, Sandbach

Variation of condition 2 on application 13/5242C – residential development comprising 138 dwellings, access and associated works (accompanied by an Environmental Statement).

Resolved: Members **OBJECT** to this application due to the issues with the turning head being removed restricting cars and delivery vehicles turning around at the end of the road. Furthermore, the application doesn't address the loss of a car parking space with the deletion of the internal garage within the modified house design.

20/0221C 96 Congleton Road, Sandbach, CW11 1HQ

Listed Building Consent for replacement of windows at the front of the property.

Resolved: No objection.

20/0381C 27 Masefield Way, Sandbach, Cheshire, CW11 3ZJ

Proposed demolition of conservatory and proposed single storey rear extension.

Resolved: No objection.

Submitted WE 07.02.20 response to Cheshire East by 21.2.20

20/0418C Lightley Court, Lightley Close, Sandbach

Minor external lighting improvements to the car park of Lightley Court sheltered scheme. It is proposed two 6m lighting columns are erected in a central position in the private car park and away from the public highway (Lightley Close).

Resolved: No objection.

20/0420C Mcdonalds Restaurants Ltd, Middlewich Road, Sandbach, CW11 1DH

Advertisement consent for the installation of 4 no. New digital freestanding signs and 1 no. 15inch digital booth screen.

Resolved: No objection.

20/0356C 13 Congleton Road, Sandbach, CW11 1HG

Proposed two storey side extension, alterations to exterior and landscape works.

Resolved: No objection.

20/0331C 5 Alderley Close, Sandbach, CW11 1YX

Proposed garage.

Resolved: No objection.

20/0461C 6 Old Mill Middlewich Road, Sandbach, CW11 1DL

Listed building consent for replacement signage scheme.

Resolved: Members support this application.

19/5751C 13 Lime Close, Sandbach, CW11 1BZ

Extension on front dormer and fit velux to rear roof.

Resolved: No objection.

20/0504C 180 Middlewich Road, Sandbach, CW11 1JD

Proposed dwelling on land adjacent to 180 Middlewich Road.

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

- The Street scene is not in keeping with the styles and heights of existing nearby buildings.
- There appears to be a considerate impact on the Natural Environment which is entirely ignored as part of this application. The Pond Boundary appears to have been moved back substantially with no reference in the application. As the pond is part of a system starting at the Golf Course and running through this site and onwards through the Abbeyfields development towards Wheelock, Members have concerns that the whole group of ponds could be impacted and need reassurance on how the pond will be managed in the future as it is outside the red line application area. Furthermore, there doesn't appear to be a tree survey despite an admission that TPO trees are on site in the application form. Unfortunately, this application appears to be very incomplete at present and would benefit from extra detail.

As a result of the points made above, this application is in direct contravention of Sandbach Neighbourhood Plan Policy H2 and SE 4 of the Cheshire East Local Plan Strategy.

Members also request the CEC Councillor for this ward be requested to call in the application for consideration by a planning committee.

Submitted WE 14.02.20 response to Cheshire East by 03.03.20

20/0549C 6 Old Middlewich Road, Sandbach, CW11 1DL

Advertisement consent for replacement signage scheme.

Resolved: Members support this application.

20/0605C Holly Bank, 25 Victoria Street, Sandbach, CW11 1HB

Demolition of existing storage building and construction of 2 No semi detached properties on land to rear of Holly Bank, 25 Victoria, Sandbach, with frontage onto Bradwall Street.

Resolved: Members **OBJECT** to this application due to the insufficient parking on the site, the poor access down the unadopted Bradwall Street, the over intensive development of the site and the lack of private amenity space.

As a result of the points made above, this application is in direct contravention of Sandbach Neighbourhood Plan Policy IFT2.

20/0475C 26 Moss Lane, Sandbach, CW11 3JW

Formation of a replacement two storey dwelling on the footprint of an existing bungalow.

Resolved: No objection.

5. CONSULTATIONS

5.1 Cheshire Fire Authority Integrated Risk Management Plan

Resolved: That due to Cllr Jack's absence, this item will be deferred until the next meeting where his response will be seen by the Committee. Cllr Merry will also make notes on this Consultation.

5.2 SADP

Resolved: Cllr Hovey is to formulate a response on this consultation and circulate the words to the Committee.

5.3 Eaton Neighbourhood Plan

Resolved: Cllr Price Jones is to formulate a response on this consultation and circulate the words to the Committee.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 9 March 2020 at 7pm in the Literary Institution.

Meeting closed 8:15pm

R Hovey (Chair)

MW