

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Monday, 09 March 2020, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors R Hovey (Chair)
 G Price Jones
 S Broad
 D Jack

1. APOLOGIES FOR ABSENCE

Cllrs M Lea
 M Muldoon (Mayor)
 G Merry
 S Crane

Absent without apologies: P Eaton

2. DECLARATIONS OF INTEREST

The Clerk of the Meeting, The Operational Support Officer, declared an interest in the Cheshire Pension Fund Consultation Item, due to being a Member of the Pension Fund. The Committee agreed that they were happy for the Clerk to stay in the room and take notes on the item.

Cllr Jack declared a Pecuniary Interest in Planning Application 20/0730C

As there were no Members of the Public in attendance, the Chair did not adjourn the meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON WEDNESDAY 27 JANUARY 2020 AND MONDAY 17 FEBRUARY.

Resolved: The minutes dates 27th January 2020 were approved as a true record of the Meeting. Due to a lack of Members in attendance from the Meeting of 17 February, approval of the Minutes was deferred until the next meeting of the Committee.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 21.02.20 response to Cheshire East by 10.03.20

20/0608C 11 London Road, Sandbach, CW11 3BD

Change of use of existing 1st floor offices into 3 flats on 1st and 2nd floors.

Resolved: Members **OBJECT** to this application. Members strongly feel that this application displays poor design and extreme over intensive development of the plot. There is a major concern over the amenity of the top floor living space which has no windows and only roof lights. Furthermore, the only escape route appears to be back down the single staircase, a problem which is further compounded by the lack of windows to escape through on the top floor.

Members also have concerns over the electric charging point which would be located on the parking space at the front. This will remove parking availability for the Pharmacy and will jeopardise one of the few remaining services in Elworth.

20/0685C Croft House, 24 Forge Fields, Sandbach, CW11 3RN

Demolition of existing building and erection of 1 independent bungalow incorporating private garden areas and parking.

Resolved: No objection.

20/0618C 10 Moston Road, Sandbach, CW11 3HL

Change of use from storage to food processing/storage facility.

Resolved: No objection.

20/0706C 145 Congleton Road, Sandbach, CW11 4SP

Proposed single storey front and rear extensions.

Resolved: No objection.

20/0730C 1 Eva Street, Sandbach, Cheshire, CW11 3BP

Proposed single storey rear extension with roof terrace and garage conversion.

Members were unable to comment on this application as the meeting was made inquorate following Cllr Jack's Pecuniary Interest.

20/0742C 133 Middlewich Road, Sandbach, CW11 1JD

Proposed ground and first floor extensions with associated external modifications.

Resolved: Members **OBJECT** to this application as it is overintense development of the site and doesn't fit in with the street scene on this gateway route into the Town Centre.

As a result, this application is in contravention of Sandbach Neighbourhood Plan Policy H2.

20/0770C 35 Deans Lane, Sandbach, CW11 3HF

Single storey side and rear extension and replacement porch.

Resolved: No objection.

Submitted WE 28.02.20 response to Cheshire East by 18.3.20

20/0806C 27 Eva Street, Sandbach, CW11 3BP

Proposed two storey side extension with internal alterations.

Resolved: No objection. Members support the design of the ridgeline which reflects the Neighbours' existing extension.

20/0850C 173 Heath Road, Sandbach, CW11 2LE

Two & single storey rear extension.

Resolved: Members **OBJECT** to this application due to the designation of the attic as a bedroom. As the room has no windows, members would not be happy with it being used as a habitable space. If rear windows are incorporated for this room, Members would have no concerns with the application.

Submitted WE 06.03.20 response to Cheshire East by 27.03.20

None received.

5. CONSULTATIONS

5.1 Cheshire Fire Authority Integrated Risk Management Plan

Cllr Jack explained that he had submitted an appropriate response following discussion on this item at a previous Committee Meeting.

5.2 Shavington Neighbourhood Plan

Resolved: That Cllr Price Jones puts together a response that will be circulated to Committee members.

5.3 Cheshire Pension Fund Consultation

Resolved: That the item be received and noted. Members have nothing to raise concerning the consultation.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 30 March 2020 at 7pm in the Literary Institution.

Meeting closed 8:16pm

R Hovey (Chair)

MW