



PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting to be held on **Monday, 18 December 2023**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

Present Councillors M Muldoon (Chair)
 T Wheatcroft
 K England
 S Richards
 M Mitchell
 D Poole
 J Arnold

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs R Gray and G Price Jones. Cllr Broad was absent without apologies.

2. DECLARATIONS OF INTEREST

Cllr M Muldoon declared a non pecuniary, non prejudicial interest in application 23/4622C, and Cllr J Arnold declared non pecuniary, non prejudicial interest in application 23/4560C.

3. ITEMS TO BE CONSIDERED IN THE ABSENCE OF PUBLIC AND PRESS

To consider items that, under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for any items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.

Lead: Chair

Resolved: *No items were excluded from the press and public.*

There were no members of the public present at this meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 20TH NOVEMBER 2023

Resolved: The minutes of the meeting of 20th November 2023 were approved as an accurate record.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 24.11.23 response to Cheshire East by 20.12.23.

Application received: 24-Nov-2023

23/4413C

H J Lea Oaks Ltd Wheelock Corn Mills, Crewe Road, Sandbach, CW11 3RS

Replacement of raw material bins with new bins.

Application deadline: 20-Dec-2023

Resolved: *No objections.*

Submitted WE 01.12.23 response to Cheshire East by 27.12.23.

Application received: 30-Nov-2023

23/4497C

Land off Wright's Lane, Sandbach, CW11 2JX

Full Planning Application for the formation of an access road and 10 parking spaces with a change of use to Sui Generis for car parking on land off Wrights Lane, Sandbach.

Application deadline: 27-Dec-2023

There was considerable debate on this application.

Resolved: *Object on the grounds of the following:*

- i. Loss of green space.*
- ii. Lack of clarification in the application, including on how the parking spaces will be costed out.*

Application received: 01-Dec-2023

23/4449C

7, Angelina Close, Sandbach, CW11 3FW

Outline application for a two storey detached dwelling on land adjacent to 7 Angelina Close, Sandbach, Cheshire, CW11 3FW

Application deadline: 02-Jan-2023

Resolved: *Object on the grounds of the following:*

- i. Loss of green space.*
- ii. Overdevelopment of the site.*
- iii. Possible problems with drainage.*

iv. *Contradictions within the application.*

Submitted WE 08.12.23 response to Cheshire East by 27.12.23.

Application received: 04-Dec-2023

23/4534C

29, Middlewich Road, Sandbach, CW11 1DH

Rear single storey kitchen extension.

Application deadline: 04-Jan-2023

Resolved: *No objections.*

Application received: 05-Dec-2023

23/4575C

16, Parkhouse Drive, Sandbach, Cheshire, CW11 1YW

Alterations and extensions to existing dwelling.

Application deadline: 02-Jan-2023

Resolved: *No objections provided that the planning condition made by a member of public which stipulates that the new window on the side elevation E-01 contains privacy glass is respected.*

Application received: 06-Dec-2023

23/4560C

Land Adjacent TO 38 Green Street, Land Adjacent TO 38 Green Street, Cheshire, CW11 1GX

Proposed conversion including demolition of existing garage to build new 3no two bedroom properties as a block of three terraced houses.

Application deadline: 04-Jan-2023

Resolved: *No objections provided that the environmental health conditions are carried out and the work is respectful to neighbours.*

Application received: 06-Dec-2023

23/4608C

1, Elton Crossings Road, Sandbach, CW11 3HS

Additional storey above existing single storey side.

Application deadline: 27-Dec-2023

Resolved: *No objections.*

Application received: 07-Dec-2023

23/4442C

Dorchester, 1A, Fairfield Avenue, Sandbach, CW11 4BW

Change of use to C2 - Residential Childrens Home. No change to any layout or floor plans.

Application deadline: 02-Jan-2023

Resolved: No objections on the basis of Ofsted approval.

Application received: 07-Dec-2023

23/4489C

Mincrate Limited, Springvale Industrial Estate, Millbuck Way, Sandbach, CW11 3HT
Proposed alterations to the layout of concrete batching plant, involving the installation of 2 No Silos, ancillary plant, aggregate bays, replacement of boundary fencing and container. Removal of existing porta cabins, aggregate bays, silos and ancillary plant.

Application deadline: 03-Jan-2023

Resolved: No objections.

Submitted WE 15.12.23 response to Cheshire East by 02.01.24.

Application received: 11-Dec-2023

23/4622C

1, Eaton Close, Sandbach, CW11 1HS
Single storey rear and front extensions.

Application deadline: 02-Jan-2023

Resolved: No objections.

Application received: 11-Dec-2023

23/4630C

21, Clifton Road, Sandbach, CW11 3JJ

Proposed single storey and two storey rear extension and associated internal alterations.

Application deadline: 02-Jan-2023

Resolved: No objections.

Submitted WE 17.11.23 last date for comments has expired.

[deadline extension requested]

Application received: 14-Nov-2023

23/4235C

81, Abbey Road, Sandbach, Cheshire, CW11 3HA

Single storey extension and detached replacement outbuilding

Application deadline: 06-Dec-2023

Members noted that as the application was only a minor alteration and has already been approved.

Resolved: No objections.

6. CONSULTATIONS

6.1 Consultation on Final Draft Biodiversity Net Gain

[Attached: response to the Draft Biodiversity Net Gain Supplementary Planning Document.]

Resolved: Cllr Wheatcroft's response to be submitted to *CEC, by the Chef Officer, on behalf of the Council by the 22nd of December 2023.*

6.2 Consultation on 2024-2028 Draft Community Risk

Management Plan

[Attached: email from the Cheshire Fire Authority received on the 18th of October 2023, attachments were circulated to members.]

Resolved: members endorse the 2024-2028 Draft Community Risk Management Plan.

7. CORRESPONDENCE

7.1 High Speed Rail (Crewe – Manchester) Bill

[Attached: Email from HS2 dated 24th of November providing an update on the HS2 route cancellation.]

Lead: Chair

Resolved: the notice is received.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 15th January 2023 at 7pm – location to be confirmed.

BLANK

PAGE