



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting to be held on **Monday, 15 January 2024**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

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

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTEREST

Cllr T Wheatcroft declared a non-pecuniary interest in application 23/4597C, and Cllr M Muldoon declared a non-pecuniary interest in application 23/4600C.

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.*

The Chair adjourned the meeting to allow presentations and questions relating to items on this agenda from members of the public.

Mr M Bunte spoke on application 23/4600C and application 23/4597C. He suggested the consideration of establishing proper cycling tracks alongside the proposed footpaths in the two developments. He also pointed out the lack of

residential cycle parking in application 23/4600C, a more in-depth description of Mr Bunte's suggestions can be found on the attachment to item 8.3.

The Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 18TH DECEMBER 2023

Resolved: The minutes of the meeting of 18th December 2023 were approved as an accurate record.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 25.12.23 response to Cheshire East by 25.01.24.

Application received: 15-Dec-2023

23/4600C

Land South of, Old Mill Road, Sandbach

Outline planning application for the erection of 84 new dwellings (Use Class C3) with Access, Appearance, Layout and Scale for approval.

Application deadline: 25-Jan-2024

Resolved: Object on the grounds of the following:

- i. Loss of biodiversity, and lack of details about sustainability in the documents.*
- ii. In support of the views of the Environment Agency.*
- iii. Added traffic to the roundabout at the junction of A533 and A534. Which would be further increased by the addition of an extra branch.*
- iv. Lack of school, doctor, and dental spaces to support the development.*
- v. Lack of flood risk assessments around the area of the roundabout.*

Submitted WE 22.12.23 response to Cheshire East by 01.02.24.

Application received: 21-Dec-2023

23/4597C

Land off, Wrights Lane, Sandbach

Erection of 13 no. dwellings, associated parking, open space and landscaping.

Application deadline: 01-Feb-2024

Resolved: Object on the grounds of the following:

- i. Added traffic to Wrights Lane and Heath Road during and after construction.*
- ii. Loss of biodiversity, and wildlife.*

Submitted WE 05.01.24 response to Cheshire East by 24.01.24.

Application received: 03-Jan-2024

23/4822C

77, Fields Drive, Sandbach, CW11 1YB

Proposed side extension.

Application deadline: 24-Jan-2024

Resolved: No Objection.

Application received: 05-Jan-2024

24/0036C

18, Marsh Green Road, Sandbach, Cheshire, CW11 3BH

Proposed single storey rear extension and loft conversion.

Application deadline: 26-Jan-2024

Resolved: No Objection.

Submitted WE 15.12.23 last date for comments has expired.

[deadline extension requested]

Application received: 14-Dec-2023

23/4673C

Ashfields Primary Care Centre, Middlewich Road, Sandbach, Cheshire, CW11 1EQ

Prior approval of Installation of 169 roof mounted Solar PV panels.

Application deadline: 04-Jan-2024

Resolved: No objections. Members commend the development.

[deadline extension requested]

Application received: 15-Dec-2023

23/4717C

55, Elworth Road, Sandbach, CW11 3HN

Variation of condition 2 and 3 on application 23/3364C: Addition of canopy.

Application deadline: 05-Jan-2024

Resolved: Object on the grounds of the following:

- i. The existing development needs to be within the requirements of the agreed plan and should be put in that state before further considerations.

Submitted WE 22.12.23 last date for comments has expired.

[deadline extension requested]

Application received: 18-Dec-2023

23/4716C

55, Elworth Road, Sandbach, CW11 3HN

Outbuilding.

Application deadline: 08-Jan-2024

Resolved: Object on the grounds of the following:

- i. The close proximity of the outbuilding to the boundary fences.
- ii. The large size and height of the building.
- iii. Additional work is required on the building i.e. trimmings the joists.

Members also suggest that this development requires further in-person investigation by a Planning Enforcement Case Officer.

[deadline extension requested]

Application received: 22-Dec-2023

23/4724C

36, Adlington Drive, Sandbach, Cheshire, CW11 1DX

Single storey rear / side extension.

Application deadline: 12-Jan-2024

Resolved: No objections.

Submitted for information only.

Application received: 08-Dec-2023

23/4659T

63, Congleton Road, Sandbach, CW11 1HP

Tree work to Lime tree (T1) to reduce left hand side of tree to fence line creating a flowing crown shape, removing no more than 2m from branch tips, crown raise to 5m, crown thin removing interior epicormic growth and removal of any deadwood.

Resolved: No Objection. The notification is received.

6. NEIGHBOURHOOD PLAN GROUP

Lead: Chair

Members discussed candidates who have been previously involved or shown interest in being part of the Neighbourhood Plan Group. Suggestions were made to involve local organisations and volunteer groups.

Resolved:

- i. To arrange a meeting date for the Neighbourhood Plan Group and finalise the membership by email.
- ii. The setting up of the Neighbourhood Plan Group to revise the existing Neighbourhood Plan and consider the Strategic Planning Update and the National Planning Framework Update.
- iii. Delegated authority was given to the Chief Officer's Office to gather contact details of other local organisations and volunteer groups to involve them in the Neighbourhood Plan Group.

7. CONSULTATIONS

None received.

8. CORRESPONDENCE

8.1 Strategic Planning Update

[Attached: Email from CEC dated 19th of December regarding latest Strategic Planning updates.]

Lead: Chair

Resolved: *The notification is received and will be referred to the next Neighbourhood Planning Group meeting.*

8.2 National Planning Framework Update

[Attached: Email from CEC dated 5th of January regarding updates to the NPPF.]

Lead: Chair

Resolved: *The notification is received and will be referred to the next Neighbourhood Planning Group meeting.*

8.3 Pedestrian Cycle Link application 23/4600C

[Attached: Email from resident dated 7th of January regarding application 23/4600C.]

Lead: Chair

Resolved: *The notification is received.*

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 12th February 2023 at 7pm – location to be confirmed.

Meeting Closed at 8.06pm
Vice Chair Cllr M Muldoon (in the Chair)
PG