



**SANDBACH
TOWN COUNCIL**

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting held on **Monday, 25 September 2023**
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Present Councillors M Muldoon (Chair)
 T Wheatcroft
 S Richards
 D Poole
 J Arnold
 R Gray
 S Broad

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M Mitchell, G Price Jones, and K England.

2. DECLARATIONS OF INTEREST

Cllr S Broad declared a non pecuniary, non prejudicial interest in application 23/3364C, Cllr L Crane declared non pecuniary, non prejudicial interest in application 23/3423C as a CEC Councillor, Cllr M Muldoon declared a non pecuniary but prejudicial interest in application 23/3342C and would withdraw from the item debate and vote.

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

**3. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION
COMMITTEE MEETING HELD ON 29TH AUGUST 2023**

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 29th August 2023 were approved as an accurate record.*

4. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 08.09.23 response to Cheshire East by 26.09.23.

Application received: 04-Sep-2023

23/3290C

10, Abbeyfields, Park Lane, Sandbach, Cheshire, CW11 1EP

Single storey garden room extension

Application deadline: 05-Oct-2023

Resolved: *Members object to the application, supporting the points and decision made by the Cheshire East Council Built Heritage team.*

Application received: 05-Sep-2023

23/3342C

17, Mill Hill Lane, Sandbach, CW11 4PN

Garden room.

Application deadline: 26-Sep-2023

Resolved: *Members object to the application on the grounds of planning history of site, over-development of the site, complaints and objections from residents and possible impacts on wildlife.*

Application received: 07-Sep-2023

23/3364C

55, Elworth Road, Sandbach, CW11 3HN

Two storey rear and side extension

Application deadline: 28-Sep-2023

Resolved:

- i) Members object to the application on the grounds of design and appearance of the proposal, environmental impacts, and social impacts.*
- ii) Delegated authority was given to the Chief Officer's Office to raise concerns with Cheshire East Council regarding potential breach of previous planning constraints by the applicant based on documentation available.*

Application received: 08-Sep-2023

23/3194C

2-40, The Hill, Sandbach, Cheshire, CW11 1JZ

Listed building consent for reroofing works.

Application deadline: 12-Oct-2023

Resolved: *Members have no objections provided that the surveys outlined in the Nature Conservation and Heritage Statement are completed.*

Submitted WE 15.09.23 response to Cheshire East by 05.10.23.

Application received: 13-Sep-2023

23/3428C

21, Offley Road, Sandbach, CW11 1GY

2 storey side and rear extension with single storey rear extension

Application deadline: 11-Oct-2023

Resolved: *No objections.*

Application received: 14-Sep-2023

23/3423C

Roundabout, Old Mill Road, Sandbach

Four advertising signs placed at entrance points on to roundabout.

Application deadline: 05-Oct-2023

Resolved:

- i) *Members decided they require more information to comment on the application. Some members were against advertising on roundabouts due to their possible impacts on the attention of road users but acknowledged the positive offsetting revenue income. Cllr R Gray noted that the application might negatively impact future attempts at re-wilding Sandbach.*
- ii) *Delegated authority was given to the Clerk to find how much predicted revenue the advertising signs placed would generate annually so that a more informed response can be made before the application deadline.*

Application received: 14-Sep-2023

23/3422C

Roundabout at junction of A533 and Crewe Road, Sandbach

Four advertising signs placed at entrance points on to roundabout.

Application deadline: 05-Oct-2023

Resolved: *Members noted that the application will be resolved in the same manner as application 23/3423C. However, Cllr S Richards noted that as the advertising signs in this application are more central to Sandbach members should be more stringent when considering the application.*

Submitted WE 01.09.23 last date for comments has expired.

[deadline extension requested]

Application received: 30-Aug-2023

23/3251C

11, Dukes Crescent, Sandbach, CW11 1BL

Demolition of existing garage and construction of ancillary accommodation

Application deadline: 20-Sep-2023

Resolved: *No objection.*

5. ENVIRONMENT & SUSTAINABILITY

As delegated by Council on 13 September 2023, members considered a potential climate change promotion event focusing on solar energy open to general public in November. Several views were exchanged with members discussing what the event would entail, its overall costs as well as how it would be promoted to the wider public. Cllr Crane and Broad brought forward the idea of a more inclusive and broader event to be held in 2024.

Resolved: *Members agreed for the free use of the Town Hall for this proposed climate change event, which would focus on solar power, but be marketed as a part of suite of climate change events to be sponsored by the Council in the future.*

6. CONSULTATIONS

6.1 Final Draft Sustainable Drainage Systems Supplementary Planning Document

Extract from Cheshire East emails & website relating to the Final Draft Sustainable Drainage Systems including Supplementary Planning Document]

Resolved: *Cllr Wheatcroft to form a response to be submitted on behalf of the Council by the 2nd of October 2023, subject to clearance by email of PCE Committee members.*

7. CORRESPONDENCE

7.1 Tree T1 Beech Tree Preservation Order

Email from Cheshire East Council dated 25th of August providing notification that consent has been granted to remove a mature protected Beech at 126 Congleton Road, Sandbach

Resolved: *The notification is received.*

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 23rd October at 7pm – location to be confirmed.

Meeting Closed at 8.26pm
Vice Chair Cllr M Muldoon (in the Chair)
PG/CL