



**SANDBACH
TOWN COUNCIL**

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes of the Meeting of the Planning, Consultation & Environment
Committee held
at 7.00pm on Monday 31st July 2023
in the Sandbach Town Hall

Present Councillors M Muldoon (Chair)
Mark Mitchell
T Wheatcroft
K England
D Poole
R Gray
S Broad

1. APOLOGIES FOR ABSENCE

Apologies received from Cllr Price Jones, Cllr Arnold, and Cllr Richards (due to personal reasons). Cllr Muldoon chaired the meeting.

2. DECLARATIONS OF INTEREST

Cllrs Muldoon and Crane

Declared non pecuniary interest on items 4 (application ref 23/2474C) and 5.1 which they consider to be non prejudicial.

The Chair adjourned the meeting to allow questions from members of the public and visiting town councillors. Several residents attended the meeting.

Cllr Lindop commented on items 5.1 and 5.3 of the meeting, asking the committee to consider supporting 5.1 as he felt it met the Corporate Strategy criteria of supporting social isolation and creating a sustainable environment. He also asked the committee to fully consider providing the top up required to financially support the half day funding for the library as outlined in 5.3.

Cllr Cook also attended and presented a summary of issues based on her view of concerns of residents in regard to planning application 23/2474C.

The resident of the property, which was the subject of planning application 23/2474C, also spoke and outlined a number of responses to the concerns that had been raised both outside and within the meeting.

The Chair resumed the meeting.

3. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 3 JULY 2023

[Attached: Draft minutes of the meeting]

Resolved: The minutes of the meeting held 3rd July 2023 were approved as a true record.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 07.7.23 response to Cheshire East by 24.7.23.

[deadline extension requested]

23/2482C

229, Crewe Road, Sandbach, Cheshire, CW11 4PZ

Variation of condition 2 on approval 21/0900C: Proposed two storey side extension with rear dormer windows single storey front porch extension and second storey rear extension.

Resolved: *No objection.*

[deadline extension requested]

23/2558C

Brook Farm, Crewe Road, Sandbach, CW11 3RZ

Conversion of single barn to residential use.

Resolved: *No objection.*

23/2474C

Land Adjacent 180, Middlewich Road, Sandbach

Proposed dwelling on land adjacent to 180 Middlewich Road, including formation of new bridge over pond to outbuilding (as confirmed under application reference 21/2317c), new access (approved under application reference 20/4052c) and associated works.

There was significant debate regarding this application following the comments made within the open public session of the meeting. The Town Council decided, on balance, not to provide comments at this stage and await the decision of Cheshire East Council.

Resolved: *No Town Council comment.*

23/2697T

Mature horse chestnut tree (T1 in sketch plan) Carry out a selective 2m to 1m reduction around the whole canopy. Reducing the Limbs hanging over the property by no more than 2m to create approx. 1m clearance from the property. And following this reduction around the rest of the tree to keep a natural balanced canopy.

2, Malt Kiln Way, Sandbach, Cheshire, CW11 1JL

Resolved: *No objection.*

Submitted WE 21.7.23 response to Cheshire East by 09.8.23.

23/2720C

Proposed part side, part rear extension to an existing house
Brambletye, 1A, Manor Road, Sandbach, CW11 2ND

Resolved: *No objection.*

5. CONSULTATIONS

5.1 CEC Bus Support Criteria Consultation

[Attached: Email from Cheshire East Council dated 26th of June relating to the Bus Support Criteria Consultation.]

The committee endorsed the comments made by Cllr Lindop during public speaking and therefore supported the CEC proposals *a) Contribution to carbon reduction to consider bus service carbon emissions, in line with the council's environment strategy and the authority's commitment to be carbon neutral by 2025 and its further pledge to make Cheshire East a carbon neutral borough by 2045; and b) Areas of deprivation covered by the bus route.*

Cllr Wheatcroft noted that a transport link between the station and town centre should be prioritised, and the public should be encouraged to use the link. Cllr Muldoon noted that bus drivers should be encouraged to turn their engines off where possible to contribute to carbon reduction.

Resolved: To provide a submission supporting two of the three new criteria as described above.

5.2 Update on Proposed HS2 Changes

[Attached: Email from HS2 dated 03rd of July relating to a second set of proposed changes to the HS2 Crewe.]

Cllr Wheatcroft summarised the consultation, focusing on what he felt were the main implications for Sandbach. Some concerns were raised over a current lack of information preventing a fully informed position.

Resolved: *Delegated authority was approved to the Clerk in consultation with Cllr Wheatcroft and Cllr Crane to form a draft letter for submission before deadline.*

5.3 Sandbach Library Consultation

[Attached: CEC proposals.]

The final proposals were welcomed by the Committee, as the comments made to Cheshire East by members were broadly reflected in the final proposal. Members discussed providing a 'top up' to the CEC libraries budget which would ensure that they remain operational full time. Overall,

the committee agreed that the decision should be made at the next Full Council meeting in the context of full cost and service provision implications.

Resolved: *Delegated authority was approved to the Chief Officer to produce a fully costed report to be considered at the next Full Council meeting.*

6. ENVIRONMENT & SUSTAINABILITY

[Attached: ChALC conference slides.]

Lead: STC Climate Change lead Cllr Tim Wheatcroft

Members considered the content of the ChALC Climate Change Conference, focusing on how the key points could be incorporated when considering future planning applications, in order to standardise and highlight awareness of any environmental impacts. Overall, members accepted that environmental impact should be considered in all future meetings alongside the standard planning objection criteria.

Additionally, the committee welcomed the proposal to commission a survey on the energy efficiency of the Town Hall, which will be carried out by CEC.

Resolved:

- i) *The environmental impact of planning applications were agreed to be considered, as defined in the ChALC slides, at all future meetings alongside the standard planning objection criteria*
- ii) *The commitment to commission the CEC led and funding the review of Town Council buildings for energy efficiency was approved, at no cost to the Town Council.*

7. CORRESPONDENCE

None Received.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Tuesday 29th August at 7pm – location to be confirmed.

Meeting closed 8.23pm

Cllr M Muldoon

CL/PG