



PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting to be held on **Monday, 12 February 2024**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

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|----------------|-------------|---|
| Present | Councillors | G Price Jones (Chair) |
| | | M Muldoon |
| | | T Wheatcroft |
| | | K England |
| | | R Gray |
| | | S Broad |
| | | J Arnold |
| | Officers | P Gorzka (Corporate & Democratic Services Support Officer and Meeting Clerk) |

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M Mitchell and D Poole. Cllr S Roberts was absent without apologies.

2. DECLARATIONS OF INTEREST

Cllr T Wheatcroft declared a non-pecuniary interest in application 24/0067C and 24/0101C, and Cllr M Muldoon declared a non-pecuniary interest in application 24/0154C.

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.

There were no presentations or questions from members of the public present at this meeting. The Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 15TH JANUARY 2023

[Attached: Draft minutes of the meeting]

Resolved: The minutes of the meeting of 15th January 2024 were approved as an accurate record.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 02.02.24 response to Cheshire East by 22.02.24.

Application received: 1-Feb-2024

24/0355C

64, Bradwall Road, Sandbach, CW11 1GF

Extension and alterations (resubmission of application reference 23/0305C).

Application deadline: 22-Feb-2024

Resolved: No Objection.

Application received: 30-Jan-2024

24/0324C

57, Oldfield Road, Sandbach, CW11 3LX

Single story oak fronted timber framed garage with a catslide roof to replace existing rundown cement board garage.

Application deadline: 20-Feb-2024

Resolved: No Objection.

Submitted WE 26.01.24 response to Cheshire East by 16.02.24.

Application received: 26-Jan-2024

24/0297C

60, Bradwall Road, Sandbach, CW11 1GF

Single storey side and rear extension, internal alterations to an existing dwelling, new driveway and dropped kerb.

Application deadline: 16-Feb-2024

Resolved: No Objection.

Application received: 23-Jan-2024

24/0154C

Houndings Lane Farm, Houndings Lane, Sandbach, Cheshire, CW11 4HJ

The proposal is to erect an agricultural covered yard building over an open area of concrete forming part of an existing farm yard. The area is already used for agricultural purposes and all hard standing. There is no change of use.

Application deadline: 22-Feb-2024

Resolved: No Objection.

Application received: 24-Jan-2024

24/0256C

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

Alterations and extensions to existing dwelling.

Application deadline: 14-Feb-2024

Resolved: No Objection.

Submitted WE 19.01.24 response to Cheshire East by 22.02.24.

Application received: 19-Jan-2024

24/0187C

Sandbach School, Crewe Road, Sandbach, Cheshire, CW11 3NS

Change of use of The Lodge from classrooms to educational support building.

Application deadline: 22-Feb-2024

Resolved: No Objection.

Application received: 19-Jan-2024

24/0186C

Sandbach School, Crewe Road, Sandbach, Cheshire, CW11 3NS

Change of use of The Lodge from classrooms to educational support building.

Application deadline: 22-Feb-2024

Resolved: No Objection.

Submitted WE 19.01.24 last date for comments has expired.

[deadline extension requested]

Application received: 18-Jan-2024

24/0175C

148, Congleton Road, Sandbach, Cheshire, CW11 1DN

Variation of condition 2 - approved plans on application 21/5446C.

Application deadline: 08-Feb-2024

Resolved: No Objection, on the condition that any comments and conditions from the Contaminated Land team attached in the Planning Documents of the original application (21/5446C) are followed.

[deadline extension requested]

Application received: 17-Jan-2024

24/0084C

4, Riddell Way, Sandbach, CW11 4AW

Two storey side & rear extension.

Application deadline: 07-Feb-2024

Resolved: No Objection.

[deadline extension requested]

Application received: 17-Jan-2024

24/0166C

Unit 4, 10, Congleton Road, Sandbach, CW11 1HN

Advertisement consent for installation of new fascia panel with illuminated lettering and logo. Installation of new doubled sided projecting sign with illuminated lettering and log.

Application deadline: 07-Feb-2024

Resolved: No Objection.

Submitted WE 12.01.24 last date for comments has expired.

[deadline extension requested]

Application received: 12-Jan-2024

24/0101C

104, Hassall Road, Sandbach, CW11 4HL

Single storey rear extension and conservatory replacement.

Application deadline: 05-Feb-2024

Resolved: No Objection.

[deadline extension requested]

Application received: 10-Jan-2024

24/0080C

12, Park Lane, Sandbach, Cheshire, CW11 1EW

Single storey side & rear extension.

Application deadline: 07-Feb-2024

Resolved: No Objection.

[deadline extension requested]

Application received: 10-Jan-2024

24/0067C

92, Heath Road, Sandbach, Cheshire, CW11 2JY

Proposed detached garage and log store.

Application deadline: 08-Feb-2024

Resolved: No Objection, on the condition that the application is compliant with all Grade II listed building regulations and any comments and conditions made by the heritage team.

[deadline extension requested]

Application received: 09-Jan-2024

23/2602C

9, Alpine Echoes Close, Sandbach, CW11 3DJ

Material change of use for an area of unregistered land to the side of our property. We would like to apply for the change of use for this land, formally extending our curtilage into this area, comprising of approximately 19.2m X 11.3m.

Application deadline: 07-Feb-2024

Members identified that approval for this application was already granted. Commenting on the loss of biodiversity from this and similar applications and the short timeframe given to respond to this application.

Resolved: *Whilst past the deadline date and approved the PCE Committee would like to comment that:*

- i. CEC should consider increasing the timeframe for comments for their applications to allow organisations like the Town Council adequate time to submit comments.*
- ii. CEC should consider suggesting to the applicants the retention of biodiversity in their curtilage.*

6. CONSULTATIONS

6.1 Crossing Strategy Consultation 2024

[Attached: Email from CEC dated 29th of January regarding latest Crossing Strategy Consultation 2024.]

Lead: Chair

Resolved: *Cllr Wheatcroft to form a response to be submitted to CEC, by the Chief Officer, on behalf of the Council, subject to clearance via email by the PCE Committee.*

7. CORRESPONDENCE

7.1 Virgin Media Box on Footpath

[Attached: Email from CEC dated 16th of January regarding the Virgin Media cabinet on the Tatton Drive estate including photos sent by a resident.]

Lead: Chair

Resolved: *Cllr Muldoon to form a letter to CEC, to be submitted by the Chief Officer, subject to clearance via email by the PCE Committee.*

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 11th March 2024 at 7pm – location to be confirmed.

Meeting Closed at 8.01pm
Chair Cllr G Price Jones (in the Chair)
PG

DRAFT