



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting to be held on **Monday, 08 April 2024**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

Present Councillors G Price Jones (in the Chair)
T Wheatcroft
K England
S Richards
D Poole
J Arnold
Officers P Gorzka (meeting Clerk)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M Muldoon, R Gray and S Broad.

2. DECLARATIONS OF INTEREST

No declarations of pecuniary & non-pecuniary interests in relation to any item on the agenda were made.

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 of the meeting will adjourn the meeting to allow questions from members of the public relating to items on the agenda.

A representative of Fedcap spoke on item 8.2 giving the meeting an overview of their Inspiring Futures program which aims to help those who are economically inactive, and not on benefits that require job searching.

After the questions, the Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 11TH MARCH 2024

[Attached: Draft minutes of the meeting]

Resolved: The minutes of the meeting of 11th March 2024 were approved as an accurate record.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 29.03.24 response to Cheshire East by 24.04.24.

Application received: 27-Mar-2024

24/1141C

145, Heath Road, Sandbach, CW11 2LE

Single storey rear & side extensions, with new roof over existing outhouse.

Application deadline: 24-Apr-2024

Resolved: No Objection.

Submitted WE 22.03.24 response to Cheshire East by 09.04.24.

Application received: 22-Mar-2024

24/1053C

10, Rutland Close, Sandbach, CW11 3NX

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

Application deadline: 12-Apr-2024

Resolved: No Objection, with the following concerns:

- i. Access & infrastructure (more traffic and impact on parking on the street).*
- ii. We note the large number of public objections relating to amenity.*

Application received: 22-Mar-2024

24/1070C

40, Newall Avenue, Sandbach, Cheshire, CW11 4BJ

Change of use from domestic outbuildings to dog grooming room and canine fertility clinic & canine breeding.

Application deadline: 12-Apr-2024

Resolved: Objection. Members note that there are no significant changes to this application which they previously rejected on the grounds of:

- i. Overdevelopment.*
- ii. Social impacts (noise caused by this type of business on a residential street).*
- iii. Access & infrastructure (more traffic and impact on parking on the street).*

Application received: 21-Mar-2024

24/1022C

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

Application deadline: 11-Apr-2024

Resolved: No Objection.

Application received: 19-Mar-2024

24/1032C

90, Forge Fields, Sandbach, CW11 3RD
Proposed single storey rear extension.

Application deadline: 09-Apr-2024

Resolved: No Objection.

Submitted WE 22.03.24 last date for comments has expired.

[deadline extension requested]

Application received: 18-Mar-2024

24/1005C

Wheelock Primary School, Crewe Road, Sandbach, Cheshire, CW11 4PY
Certificate of lawful development for the erection of a single storey extension to create 4no. additional classroom plus wc's. This includes building work to form a new ground floor build up, new cavity wall and roof construction.

Application deadline: 08-Apr-2024

Resolved: The notification is received.

Submitted WE 15.03.24 last date for comments has expired.

[deadline extension requested]

Application received: 14-Mar-2024

24/0728C

14, Malt Kiln Way, Sandbach, Cheshire, CW11 1JL
Conversion of a detached garage into a Sports Massage Clinic by removing the garage door and replacing with a standard door.

Application deadline: 04-Apr-2024

Resolved: Objection on the grounds of the following:

- i. Negative effects on amenity (setting up a business on a residential street).*
- ii. Access (more traffic and impact on parking).*

[deadline extension requested]

Application received: 13-Mar-2024

24/0884C

Moston Garage, Booth Lane, Moston, Cheshire, CW11 3PU
Change of Use from garage to vehicle storage with ancillary office and garage workshop with wash down area.

Application deadline: 03-Apr-2024

Resolved: Object on the grounds of the following:

- i. Highway issues (the proposed plan would cause issues to the road which is used to access the premises.)
- ii. Effluent emissions.

Submitted WE 08.03.24 last date for comments has expired.

[deadline extension requested]

Application received: 05-Mar-2024

24/0790C

4, Blackacres Close, Sandbach, Cheshire, CW11 1YE
Single-storey rear extension replacing existing conservatory.

Application deadline: 26-Mar-2024

This application was approved by the time the meeting was held.

Resolved: *The notification is received.*

Submitted for information only.

Application received: 27-Mar-2024

24/0918T

7, Dalton Court, Sandbach, CW11 1YD

T1- Ash (Fraxinus Excelsior) We are requesting a selective 2m reduction of the tree in question, to bring the shape of the canopy back in line over the owners property there is one exceeding limb that wants reducing to bring back into canopy line. Also a 2m reduction over the neighboring property due to this side of the tree being unbalanced due to a tree that is no longer their causing the tree in question to grow heavy on this side. All work to be carried out to BS3998.

Resolved: *The notification is received.*

Application received: 27-Mar-2024

24/0923T

Fernside, 2, Colley Lane, Sandbach, Cheshire, CW11 4HE

T1. Birch - Crown reduce 1.5m and Deadwood T2. Scots Pine - Selectively crown reduce 1.5m

Resolved: *The notification is received.*

Application received: 27-Mar-2024

24/0956T

8, Bridgemere Close, Sandbach, CW11 1XX

At the rear of my garden, there is a very tall pine tree and silver birch tree positioned close to edge of the boundary. It has long branches that overhang into the garden. Some of these branches block out light. The pine tree is exceptionally tall. I would like to use professional tree surgeon to trim back some of these overhanging branches.

Resolved: *The notification is received.*

Application received: 14-Mar-2024

24/0848T

33, Chartwell Park, Sandbach, CW11 4ZP

1 large mature Sycamore T1, in good condition. Minor maintenance works, to include:- Crown Clean and Inspection Light Crown raise to remove secondary branches growing towards house and over general garden. No Crown Reduction, no Structural Works

Resolved: *The notification is received.*

6. CONSULTATIONS

6.1 Over Alderley NP Regulation 16 Consultation

[Attached: Email from CEC dated 26th of March regarding Over Alderley NP Regulation 16 Consultation.]

Lead: Chair

Resolved: *Cllr Price Jones to form a draft 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. PLANNING APPLICATIONS RESEARCH WORKING GROUP

Lead: Chief Officer

Members commend the Chief Officer on the suggested solution to the issue, and acknowledge it as a valid way to expedite the Council's response to applications in required deadlines. However, the general consensus was that this issue should be brought up directly with Cheshire East Council.

Resolved:

- i. *The proposed non-decision making Planning Applications Research WG was rejected.*
- ii. *Members requested that the Chief Officer's office enquire with CEC on clarification on the timescales within the planning application process and if possible, invite a representative from Cheshire East to speak to the committee.*

8. CORRESPONDENCE

8.1 Sandbach Bus Services on Sunday

[Attached: Email from resident dated 4th of March regarding options for a Sunday bus service in Sandbach.]

Lead: Chair

Resolved:

- i. *Members propose the correspondence is brought to the mayor and Chief Officer's next weekly meeting to be discussed.*
- ii. *Members requested that the Chief Officer's office would enquire about costing with D&G, for the route suggested in the correspondence and possible funding for the 317-bus route.*

8.2 Fedcap Inspiring Futures

[Attached: Email from Fedcap Inspiring Futures dated 25th of March collaboration with Fedcap Inspiring Futures & additional.]

Lead: Chair

Resolved:

- i. *Members welcomed the Fedcap Inspiring Futures program and agreed to support it, which includes advertising it to the forthcoming Youth Club alongside other similar services.*
- ii. *requested that the Chief Officer's office circulate the Fedcap Inspiring Futures information to all Members.*

8.3 Sustainable Drainage Systems Supplementary Planning Document (SuDS SPD) Adoption Notice

[Attached: Email CEC dated 5th of March containing notice of the adoption of that the SuDS SPD.]

Lead: Chair

Resolved: *The notification is received.*

8.4 Developer Contributions Supplementary Planning Document (DC SPD) and Environmental Protection Supplementary Planning Document (EP SPD) Adoption Notice

[Attached: Email CEC dated 27th of March containing notice of the adoption of that the DC SPD and EP SPD.]

Lead: Chair

Resolved: *The notification is received.*

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 07th May 2024 at 7pm – location to be confirmed.

Meeting Closed at 8:16pm
Chair Cllr G Price Jones (in the Chair)
PG