



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

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

Present Councillors M Muldoon (in the Chair)
K England
S Richards
R Gray
G Lindop
D Poole
Officers P Gorzka (meeting Clerk)

1. APOLOGIES FOR ABSENCE

Apologise were received from Cllrs G Price Jones, T Wheatcroft, and S Broad.

2. DECLARATIONS OF INTEREST

Cllr K England & Cllr M Muldoon declared a non-pecuniary interest in application 24/2315C.

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.

J Vernan spoke about application 24/2335C which was a resubmission of a previous application that was rejected by CEC. The new application whilst very

similar has reduced height, size and footprint to try to make it comply with policies.

The Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 03RD JUNE 2024

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 03rd June 2024 were approved as an accurate record.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 28.06.24 response to Cheshire East by 24.07.24.

Application received: 26-Jun-2024

24/2315C

Houndings Lane Farm 2, Houndings Lane, Sandbach, Cheshire, CW11 4HJ
Prior Approval for Proposed telecommunications installation Proposed 20m High Valmont climbable Monopole (Type 1 Headframe) on 5.2 x 5.2 x 1.4m deep concrete base for 6No. EE/H3G Antenna Apertures at 0°/120°/240° & up to 5No. 600Ø Dishes. RRU'S, BOB'S and Active Routers to be fixed to Headframe below Antennas. 3No. CTIL Antennas and up to 5No. 600Ø Dishes to be mounted lower on Headframe and associated ancillary works

Application deadline: 24-Jul-2024

Resolved: No Objection.

Application received: 27-Jun-2024

24/2335C

Sunnyside, Moss Lane, Sandbach, CW11 3PL
Replacement of existing dwelling with self/custom build of new dwelling

Application deadline: 01-Aug-2024

Resolved: No Objection. Provided that the applicant complies with the obligations outlined under the drainage and flood risk plans.

Submitted WE 21.06.24 response to Cheshire East by 10.07.24.

Application received: 17-Jun-2024

24/0995C

24, Church Street, Sandbach, CW11 1FX
Demolition of front wall and install driveway

Application deadline: 18-Jul-2024

Resolved: No Objection.

Application received: 18-Jun-2024

24/2200C

George Hotel, 39, High Street, Sandbach, Cheshire, CW11 1AL

Installation of wall-mounted handrail to internal customer staircase leading to toilets

Application deadline: 18-Jul-2024

Resolved: No Objection. *Provided that the details requested in the Heritage statement are answered and once answered Built Heritage do not object to the application.*

Application received: 19-Jun-2024

24/2232C

42, George Street, Sandbach, CW11 3BL

Proposal of a single story, single car garage to the rear of the property

Application deadline: 10-Jul-2024

Resolved: No Objection. However, members queried details about the proposed hedge removal and would like to confirm if the hedge is on land owned by the applicant.

Application received: 19-Jun-2024

24/2185C

Ivy Cottage Farm, Reynolds Lane, Sandbach, CW11 4SU

Installation of a home studio to be use for home working, on land adjacent to Ivy House. The office is to be situated on land currently not utilized. The studio is required to provide a space external to a busy family home to allow the resident singing teacher to record backing tracks and online content for her students without interruption. The office is to be built using ground screw foundations to protect the root structure of the existing tree to adjacent to the site. All existing walls, hedges and trees will be retained

Application deadline: 17-Jul-2024

Resolved: No Objection.

Submitted WE 14.06.24 response to Cheshire East by 09.07.24.

Application received: 12-Jun-2024

24/2028C

44 & 46, Hind Heath Road, Sandbach, CW11 3LY

A full planning application for residential development comprising the construction of 5 Detached dwellings at land between and to the rear of 44 & 46 Hind Heath Road, Sandbach

Application deadline: 10-Jul-2024

Resolved: No Objection. Members consider the residents' comments; however, provided that the application complies with the original LLFA flood risk conditions, and there are no objections from the Tree Preservation Orders or the Highways Department, they find no grounds to oppose the application on planning grounds.

Application received: 12-Jun-2024

24/2128C

18, Brookland Drive, Sandbach, CW11 2LX

First floor extension

Application deadline: 09-Jul-2024

Resolved: No Objection.

Application received: 12-Jun-2024

24/2115C

107, Bradwall Road, Sandbach, CW11 1GN

Dropped kerb of the pavement at the front of house

Application deadline: 09-Jul-2024

Resolved: No Objection.

Submitted for information only.

[decision made – approved with conditions / 03-Jul-2024]

Application received: 29-May-2024

24/1913C

13, Twemlow Avenue, Sandbach, Cheshire, CW11 1GL

Removal of existing conservatory and construction of single storey rear extension

Application deadline: 19-Jun-2024

[decision made – positive certificate / 21-Jun-2024]

Application received: 29-May-2024

24/1851C

2, Brereton Close, Sandbach, CW11 1EA

Certificate of lawful development for proposed single storey rear extension with garage and loft conversion.

Application deadline: 19-Jun-2024

Application received: 01-Jul-2024

24/2274T

143, Middlewich Road, Sandbach, Cheshire, CW11 1JD

Beech [T3] & Lime [T2]: Both located at the front of property. Proposal: Reduce encroaching secondary lateral growth to clear tel line by approx 1m. Reason: To give good clearance to utilities. Oak [T1]: Located at the front of property Proposal:

Remove the several larger pieces of deadwood as needed, from crown. Reason: To clear potential hazards.

Resolved: *The notification is received*

Application received: 10-Jun-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: 03-Jun-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: 03-Jun-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*

6. PLANNING APPLICATIONS WORKING GROUP

Resolved: Members agreed to the establishment of a non-decision-making Planning Applications WG for the purposes of informal preparation and research to expedite the Council's response to applications in required deadlines.

7. CONSULTATIONS

None received.

8. CORRESPONDENCE

None received.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 29th July 2024 at 7pm – location to be confirmed.

Meeting Closed at 7:52 pm
Chair Cllr M Muldoon (in the Chair)
PG