



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting held on **Tuesday, 27 August 2024**
at the **Board room, Sandbach Town Hall**, commencing **7pm**.

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

1. APOLOGIES FOR ABSENCE

Apologise were received from Cllr G Lindop. Absent without apologise was Cllr G Price Jones.

2. DECLARATIONS OF INTEREST

Cllr Wheatcroft declared (unspecified) interest in agenda item 8.4 and removed himself from discussion on the item. Cllr Muldoon declared a non-pecuniary interest on item 8.3 and chose to leave the room whilst it was discussed.

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

Action: *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.

M Bunte spoke about item 8.3 making many suggestions on ways to enable cycling on the footpaths in the development which can be found in details as attached documents to item 8.3 on the agenda.

The Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 29 JULY 2024

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 29 July 2024 were approved as an accurate record.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 16.08.24 response to Cheshire East by 06.09.24.

24/2956C

Hill Cottage, the Hill, Sandbach, Cheshire, CW11 1FD

The erection of a single storey garage to the front of the existing property at Hill Cottage.

Application received: 15-Aug-2024

Application deadline: 09-Sep-2024

Resolved: No Objection.

24/2968C

31, Belmont Avenue, Sandbach, CW11 1BT

Prior approval for proposed garage extension to rear of existing attached garage extending 3.6 metres beyond the rear wall, maximum height of 2.5 metres and eaves height of 2.25 metres.

Application received: 16-Aug-2024

Application deadline: 06-Sep-2024

Resolved: No Objection.

Submitted WE 02.08.24 response to Cheshire East by 29.08.24.

24/2688C

9, Old Middlewich Road, Sandbach, CW11 1DP

Variation of conditions 1, 3 & 6 on application 19/0349C - Variation of Conditions 2, 4, 9, 11, 12, 14, 17 and 18 on approved application 15/3379C

Application received: 29-Jul-2024

Application deadline: 29-Aug-2024

Resolved: Objection. Members object to the application based on no significant alterations to the application in relation to the previous grounds for objecting, which include inadequate site access and insufficient parking spaces.

The committee would like to note that if the issue of site access and car parking is resolved they would see no further issues with the application.

Submitted WE 26.07.24 response to Cheshire East by 29.08.24.

24/2649C

Catriona, 15, The Gardens, Sandbach, Cheshire, CW11 1BB

Partial demolition and extension and alteration

Application received: 25-Jul-2024

Application deadline: 29-Aug-2024

Resolved: No Objection. On the condition that the application:

- i) is accepted by Built Heritage, and the questions made by Built Heritage in their statement are answered.
- ii) materials used are satisfactory to Built Heritage.
- iii) a program and plan of access for building materials is provided.

Submitted WE 26.07.24 response to Cheshire East by 27.08.24.

24/2666C

442, Crewe Road, Sandbach, Cheshire, CW11 4QG

Proposed use of existing garden outbuilding from incidental to support occasional clinical (osteopath) use as a start-up business. Currently expected to be 1-2 days per week but could potentially increase in the long term. The building will also be used as a home office for the residents of the property.

Application received: 23-Jul-2024

Application deadline: 27-Aug-2024

Resolved: No Objection. The committee would like to note that Cheshire East Highways should inspect the site to see if they have any comments in regard to car parking on the site.

Submitted for information only.

24/2888T

Land Opposite 1, Dunham Close, Sandbach, CW11 4EL

TPO designation T7 Acer pseudoplatanus (sycamore) request crown lift of 2nd & 3rd order branches over highway only to 5.5m to clear and 2m clearance of branches from Lamppost North of tree.

Application received: 20-Aug-2024

Resolved: *The notification is received.*

24/2845T

The Commons House, 31, The Commons, Sandbach, Cheshire, CW11 1FJ

[1] Holly: At the rear right border of property. Proposal: Reduce regrowth stems down to a level 1m above previous pollard point and allow to regenerate. Reason: Regrowth crown has now become large for position and has suspected phytophthora infection causing visible dieback of singular stems and thinning of crown. Reduction (rather than more severe full repollard) will remove poor regrowth crown and encourage strong regeneration on a compact structure (much like has been achieved on nearby similar local authority hollies in Sandbach Park [2] Bay Laurel: Growing against wall at rear left border of the property]. Proposal: Reduce regrowth height by 1.5m. Reason: Cyclical pruning to control regrowth and to shape

Application received: 12-Aug-2024

Resolved: *The notification is received.*

24/2630T

6, Summer Drive, Sandbach, CW11 4EJ

Tree works to Hornbeam tree (T1) to reduce overhang by 2 metres, fell Cherry tree (T2) and reduce Beech trees (T3 & T4) back by up to 3 metres

Application received: 29-Jul-2024

Resolved: *The notification is received.*

6. COMMITTEE RESIGNATION

Resolved: *The notification of the resignation of Cllr Broad is received.*

7. CONSULTATIONS

7.1 Cheshire East Libraries Strategy Consultation Launch

[Attached: Extract taken from the CEC consultations page.]

[Link:

https://surveys.cheshireeast.gov.uk/s/Library_Strategy_Consultation_2024]

Lead: Chair

The Committee feels that as the Library in Sandbach is very important to the community and encourage people to look through the consultation documents and fill it in to the best of their ability *before the 15th of September 2024 deadline.*

Resolved:

- i. For Sandbach Town Council to circulate this consultation to the public through all available channels to encourage residents to file in their own views.

7.2 Styal NP Regulation 16 Consultation

[Attached: Extract taken from the CEC consultations page.]

[Link: <https://cheshireeast-consult.objective.co.uk/kse/event/38079>]

Lead: Chair

Resolved: *The correspondence is noted. The style and content of this consultation will be considered when Sandbach Town Council produce their own NP.*

7.3 Neighbourhood Development Plan submission: Astbury & Moreton NP (Modification) Regulation 16 Consultation

[Attached: Extract taken from the CEC consultations page.]

[Link: <https://cheshireeast-consult.objective.co.uk/kse/event/38117>]

Lead: Chair

Resolved: *The correspondence is noted. The style and content of this consultation will be considered when Sandbach Town Council produce their own NP.*

8. CORRESPONDENCE

8.1 Cycleways in Sandbach

[Attached: Email sent by resident regarding dangerous cycleways in Sandbach received on the 04th of August 2024]

Lead: Chair

Resolved:

i. Cllr Muldoon to contact Cheshire East Council on behalf of the Town Ward Council to enquire about Traffic Wardens (routine and frequency), re-painting and any planned alterations to parking on High St and Maple Cl.

ii. Cllr Wheatcroft to form a letter regarding Middlewich Rd to send to Cheshire East Council by Cllr Muldoon alongside his enquiry.

8.2 Town Tip Closure Plans Petition

[Attached: extract taken from article posted on the 16th of August 2024]

[Link: https://www.cheshire-live.co.uk/news/chester-cheshire-news/residents-urged-fight-councils-plans-29755720.amp?IYA-mail=1ac2ffb7-4899-48e5-a801-fa934b2f30d6&utm_source=inyourarea.co.uk&utm_medium=Referral]

Lead: Cllr Wheatcroft

Resolved: Cllr Wheatcroft to for a letter on behalf of the committee for circulation via email to submit to Cheshire East Council.

8.3 Land South of Old Mill Road Cycle Parking & Access

[Attached: Email sent by representative of Cycling UK on the 26th of July and 18th of August regarding application 23/4600C]

Lead: Cllr Richards

Resolved: *to contact the Muller Property Group in order to:*

- i. clarify if the footpaths on the development are cycle friendly.*
- ii. impart the suggestions made in the correspondence.*

8.4 Estate Agency Boards

[Attached: Email sent by Northwood UK on the 15th of August regarding application regarding a for-sale board placement enquiry]

Lead: Chair

Resolved: Cllr Muldoon to form a letter to estate agents in Sandbach to address the issues outlined in the correspondence regarding the positioning of advertising boards on private and council land.

8.5 Planning Application 20/5466C

[Attached: Email sent by resident on the 20th of August regarding application 20/5466C]

Resolved: Cllr Muldoon to contact the head of Highways (CE) to raise the issues brought up in this correspondence.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 23 September 2024 at 7pm – location to be confirmed.

Meeting Closed at 8:23 pm
Cllr M Muldoon (in the Chair)
PG