



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting held on **Monday, 18 November 2024**
at the **Charter Room, Sandbach Town Hall**, commencing **7pm**.

Present Councillors G Lindop (in the Chair)
K England
T Wheatcroft
D Poole
R Gray
S Wright

Officers P Gorzka (meeting Clerk)

Cllr G Lindop was nominated as the acting Chair for this meeting.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M Muldoon, S Richards, and G Price Jones.

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 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 23 OCTOBER 2024

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 23rd October 2024 were approved as an accurate record.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 15.11.24 response to Cheshire East by 02.12.24.

Application Number: 24/4215/FUL

Location: 22 London Road, Sandbach, Cheshire East, CW11 3BD

Proposal: Proposed Change of Use from Dwellinghouse use-class-C3 to a Pharmacy use-class E; with associated single-storey extension at rear and creation of a shopfront (to enable relocation of an established local community pharmacy currently located at No.11 London Road).

Application received: 12-Nov-2024

Application deadline: 03-Dec-2024

Resolved: *No Objection. However, members would like to raise the following concerns:*

- i. Customer parking, the location only offers street-side parking.*
- ii. Service access, waste disposal (including medical waste) and deliveries. There currently doesn't seem to be any alternative access into the property except through the front.*

Application Number: 24/4101/CLPUD

Location: 18 Bradwall Street, Sandbach, Cheshire East, CW11 1GJ

Proposal: Lawful Development Certificate for a proposed extension.

Application received: 11-Nov-2024

Application deadline: 02-Dec-2024

Resolved: No Objection.

Submitted WE 08.11.24 response to Cheshire East by 26.11.24.

Application Number: 24/3389C

Location: 37 Belle Vue Terrace, Sandbach, Cheshire East, CW11 4NR

Proposal: Replacement of 2 existing outbuildings with new hardstanding for a timber garden building. No changes to drainage or access needed.

Application received: 05-Nov-2024

Application deadline: 26-Nov-2024

Resolved: No Objection.

Submitted WE 01.11.24 last date for comments has expired.

[deadline extension requested]

Application Number: 20/5466C

Location: Texaco, Saxon Cross Service Station Congleton Road, Sandbach, Cheshire East, CW11 4SP

Proposal: Full planning permission for the construction of Drive Through Coffee Unit, Drive Through Restaurant Unit, Electric Vehicle charging point, Commercial Park Entrance and associated Parking / Landscape. Outline planning permission, for development comprising of a Public House and Restaurant, 63 bedroom hotel, Offices with associated Parking / Landscape.

Application received: 30-Oct-2024

Application deadline: 13-Nov-2024

Resolved: No Objection. *However, members would like to make the following comments:*

- i. Members propose the consideration of retaining the current speed limit reduction or changing the old speed limit of 60 mph coming off the roundabout onto Old Mill Road to 40 mph to facilitate the extra traffic that would be generated from this development and because the current speed reduction has improved the quality of life of residents in the area.*
- ii. To consider landscaping option such as 'green walls' at the back of the development to improve the resident view from the estate.*
- iii. To consider the opening and closing hours of the nearby garage when deciding the commercial hours on the development. Members suggest the hours to be in sync with the garage if possible.*
- iv. Members would like to raise that the demand for offices looks a little optimistic.*

Submitted for information only.

Application Number: 24/2649C

Location: Catriona Nos. 15 The Gardens. CW11 1BB

Proposal: Partial Demolition and Extension and Alteration.

Resolved: *The notification is received.*

6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

Resolved: *Cllr Muldoon to organise a future meeting based on the committee's availability.*

7. CONSULTATIONS

7.1 School Admission Arrangements 2026-27 - Consultation

[Attached: Extract taken from the CEC consultations page]

[Link: <https://surveys.cheshireeast.gov.uk/s/SchoolAdmissionArrangements/>]

Lead: Chair

Resolved: *Cllr Richards to form a response reflecting the committee's views to be submitted to CEC, subject to clearance via email by the Chair.*

8. CORRESPONDENCE

None received.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 16 December 2024 at 7pm – location to be confirmed.

Meeting Closed at 7:57 pm
Chair Cllr G Lindop (in the Chair)
PG