



## **PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Agenda for the meeting to be held on **Monday, 25 September 2023**  
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Committee Members: Cllrs Geraint Price Jones (Chair), Mike Muldoon (Vice Chair), Mark Mitchell, Tim Wheatcroft, Kelvin England, Simon Richards, Robert Gray, Dave Poole, Sandra Broad and John Arnold.

### **1. APOLOGIES FOR ABSENCE**

*The Meeting will be clerked by the Chief Officer.*

*Please ensure that all apologies are made directly to the meeting clerk no later than 5pm on the day of the meeting.*

### **2. DECLARATIONS OF INTEREST**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

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

After the questions, the Chair will reconvene the Meeting.

*If a member of the public wishes to speak to an item which is not on the agenda, we request that written confirmation of the question to be raised is received by the Chief Officer three working days prior to the meeting, via [chiefofficer@sandbach.gov.uk](mailto:chiefofficer@sandbach.gov.uk)*

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### **3. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 29<sup>TH</sup> AUGUST 2023**

[Attached: Draft minutes of the meeting]

Action: To approve the minutes of the meeting of 29<sup>th</sup> August 2023.

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 08.09.23 response to Cheshire East by 26.09.23.

*Application received: 04-Sep-2023*

23/3290C

10, Abbeyfields, Park Lane, Sandbach, Cheshire, CW11 1EP

Single storey garden room extension

**Application deadline: 05-Oct-2023**

*Application received: 05-Sep-2023*

23/3342C

17, Mill Hill Lane, Sandbach, CW11 4PN

Garden room.

**Application deadline: 26-Sep-2023**

*Application received: 07-Sep-2023*

23/3364C

55, Elworth Road, Sandbach, CW11 3HN

Two storey rear and side extension

**Application deadline: 28-Sep-2023**

*Application received: 08-Sep-2023*

23/3194C

2-40, The Hill, Sandbach, Cheshire, CW11 1JZ

Listed building consent for reroofing works.

**Application deadline: 12-Oct-2023**

Submitted WE 15.09.23 response to Cheshire East by 05.10.23.

*Application received: 13-Sep-2023*

23/3428C

21, Offley Road, Sandbach, CW11 1GY

2 storey side and rear extension with single storey rear extension

**Application deadline: 11-Oct-2023**

*Application received: 14-Sep-2023*

23/3423C

Roundabout, Old Mill Road, Sandbach

Four advertising signs placed at entrance points on to roundabout.

***Application deadline: 05-Oct-2023***

*Application received: 14-Sep-2023*

23/3422C

Roudabout at junction of A533 and Crewe Road, Sandbach

Four advertising signs placed at entrance points on to roundabout.

***Application deadline: 05-Oct-2023***

Submitted WE 01.09.23 last date for comments has expired.

*[deadline extension requested]*

*Application received: 30-Aug-2023*

23/3251C

11, Dukes Crescent, Sandbach, CW11 1BL

Demolition of existing garage and construction of ancillary accommodation

***Application deadline: 20-Sep-2023***

## **5. ENVIRONMENT & SUSTAINABILITY**

[Attached: Members item – referred by Full Council 13<sup>th</sup> September 2023]

Lead: Cllr T Wheatcroft

Action: To consider the request for free use of the Town Hall for a climate change promotion event.

## **6. CONSULTATIONS**

### **6.1 Final Draft Sustainable Drainage Systems Supplementary Planning Document**

[Attached: excerpt from Cheshire East emails & website relating to the Final Draft Sustainable Drainage Systems including Supplementary Planning Document]

Action: *to consider and form response to consultation by the 2<sup>th</sup> of October 2023.*

<https://cheshireeast-consult.objective.co.uk/kse/event/37614>

## **7. CORRESPONDENCE**

### **7.1 Tree T1 Beech Tree Preservation Order**

[Attached: Email from Cheshire East Council dated 25<sup>th</sup> of August providing notification that consent has been granted to remove a mature protected Beech at 126 Congleton Road, Sandbach]

## **8. DATE/TIME AND PLACE OF NEXT MEETING**

The date of the next meeting is Tuesday 23<sup>rd</sup> October at 7pm – location to be confirmed.



## **PLANNING APPLICATION CHECKLIST**

### **Planning Application Review Considerations**

0923

**The following issues are NOT material considerations for planning decisions:**

- loss of views
- negative impact on property values
- competition between individual businesses
- moral considerations (eg religious objections to licenced premises)

**Material considerations - The following material considerations are relevant in most planning applications:**

- national planning policy and guidance
- draft policy (which gains weight the further along in the process it is)
- environmental impacts of the proposal (eg impact on ecology or landscape value),
- social impacts (eg loss of privacy, light or overshadowing) , and
- economic impacts of the proposal (eg regeneration value, new homes bonus, s106 contributions)
- access (including disabled persons access) and provision of infrastructure for the site
- the design and appearance of the proposal
- the planning history of the site
- the views of organisations and individuals in relation to relevant planning matters
- the likelihood that the development will be delivered (especially including economic viability).

### ***Additionally comment on Applications Reference to...***

Does the proposed design aim to minimize energy requirements?

Does the application justify any use of carbon-intensive Materials?

Is the use of reclaimed or recycled materials apparent in the application?

Does the application address standards for energy efficiency?

Are new homes to be fitted with a source of renewable energy?

Are sites allocated for new housing easily accessible by walking / cycling / public transport?

Does the application avoid loss of local nature sites and green spaces?

Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?

Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?

Does the application specify that LED lights are to be used?

Does the application propose building on a flood plain?

Does the application include where appropriate water saving measures such as using water butts, toilet flushers that save water and runoff water in concrete areas?

## **BUILDING DESIGN AND RENEWABLE ENERGY REQUESTS**

### **Form, Orientation and Fabric**

- *To avoid costly retrofit measures all new homes should be built to the Future Homes Standard 2025 or Passivhaus standard*

### **Renewable Heat**

- *Under no circumstances should new homes be connected to the gas grid; either a low carbon heat network or individual heat pumps should be included as standard.*

### **Renewable Energy Generation**

- *100% of electricity demand for new residential developments to be met on-site.*
- *Developers should make early contact with local community energy groups to explore possibilities for partnership on innovative projects.*

### **Building Performance Evaluation & User Guidance**

- *Developers to work with clients to commission a Building Performance Evaluation for the design, construction and handover stages of development*
- *All new houses to come with an easy user guide to cover heating and ventilation systems and controls, metering, and energy generation.*

### **Building Standards for Non-Residential Development**

- *All new non-residential developments to be built as close to net-zero carbon as possible, demonstrating at a minimum a 27% improvement from 2013 Part L regulations.*
- *All new non-residential developments to include low carbon heating and renewable electricity generation as standard*



**SANDBACH  
TOWN COUNCIL**

**PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Minutes for the meeting held on **Tuesday, 29th August 2023**  
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Committee Members: Cllrs Geraint Price Jones (Chair), Mike Muldoon (Vice Chair), Mark Mitchell, Tim Wheatcroft, Kelvin England, Simon Richards, Robert Gray, Dave Poole, Sandra Broad and John Arnold.

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs G Price Jones, D Poole, M Mitchell and S Richards.

**2. DECLARATIONS OF INTEREST**

Cllr T Wheatcroft declared a non pecuniary and non prejudicial interest in application 23/2822C, Cllr M Muldoon declared a general non pecuniary and non prejudicial interest as a CEC Councillor, Cllr M Muldoon declared a non pecuniary but prejudicial interest in application 21/2412C and would withdraw from the item debate and vote.

There were no members of the public present at this meeting.

**3. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 31<sup>ST</sup> JULY 2023**

[Attached: Draft minutes of the meeting]

**Resolved:** *The minutes of the meeting of 31<sup>st</sup> July 2023 were approved as an accurate record.*

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 28.7.23 response to Cheshire East by 31.8.23.

*Application received: 27-Jul-2023*  
23/2873C

15, Middlewich Road, Sandbach, CW11 1DH

Listed building consent for fire escape to the rear of the property and single storey extension

**Application deadline: 31-Aug-2023**

**Resolved:** No objections. Town Council Comment - Ensure that the materials are acceptable to the heritage officer.

Submitted WE 04.8.23 response to Cheshire East by 31.8.23.

Application received: 31-Jul-2023

23/2841C

First Floor, 11B, High Street, Sandbach, Cheshire, CW11 1AH

Change of use from offices to Sui generis to be used as an appointment only tattoo studio. Placement of a simple shop sign above the front door where existing signage is currently.

**Application deadline: 31-Aug-2023**

**Resolved:** No objections.

Application received: 01-Aug-2023

23/2822C

Sandbach Primary Academy, Crewe Road, Sandbach, Cheshire, CW11 4NS

Proposed Rear Extension to provide additional Classroom Accommodation

**Application deadline: 31-Aug-2023**

**Resolved:** No objections. Town Council Comment – request that both schools liaise to ensure any additional traffic / parking pressures are addressed.

Submitted WE 11.8.23 response to Cheshire East by 30.8.23.

Application received: 08-Aug-2023

23/3017C

502, Crewe Road, Sandbach, CW11 3RL

Application for the change of use of industrial premises.

**Application deadline: 06-Sep-2023**

**Resolved:** No objections.

Application received: 09-Aug-2023

23/3021C

19, Victoria Street, Sandbach, Cheshire, CW11 1HB

Double Story extension with single story porch to rear of existing dwelling.

**Application deadline: 30-Aug-2023**

**Resolved:** No objections.

Submitted WE 04.8.22 last date for comments has expired.

[deadline extension requested]

Application received: 31-Jul-2023

23/2878C

Unit 2, Norton Way, Sandbach, CW11 3WL  
Extension to existing industrial unit for B2 and B8 use.

**Application deadline: 21-Aug-2023**

**Resolved:** No objections.

*[deadline extension requested]*

*Application received: 03-Aug-2023*

23/2938C

18, Brookland Drive, Sandbach, CW11 2LX

Bungalow to house conversion

**Application deadline: 24-Aug-2023**

**Resolved:** No objections. Town Council Comment – preference would be given to the overlooking windows to be located to the front of the property and / or frosted as stated in public objection notices.

### Submitted Appeals

Appeal Ref: **APP/R0660/W/23/3320326**

*Application received: 02-Aug-2023*

22/0882C

Land At, Wrights Lane, Sandbach

Erection of 25 no. dwellings with associated access, car parking, open space and landscaping

**Application deadline: 31-Aug-2023**

*The Committee felt this development was unworkable in terms of traffic flow and safety.*

**Resolved:** Support appeal dismissal

Appeal Ref: **APP/R0660/W/22/3313892**

*Application received: 21-Aug-2023*

21/2412C

Land South Of, Old Mill Road, Sandbach

Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 160 dwellings, car parking, public open space and associated works

**Application deadline: n/a**

*Comments were provided by the Chair, and endorsed by the Committee, that this development does not fit with the Local Development Plan.*

**Resolved:** Support appeal dismissal.

## **5. MODIFICATION ORDERS**

### **5.1 Wrights Lane DMMO**

[Attached: Site notice, order plan and explanatory notes for the DMMO at Wrights Lane, Sandbach.]

**Resolved:** DMMO noted.

### **5.2 Dingle Lane DMMO**

[Attached: Site notice, order plan and explanatory notes for the DMMO at Dingle Lane, Sandbach.]

**Resolved:** DMMO noted.

## 6. CONSULTATIONS

### 6.1 Statutory Public Car Park Consultation

[Attached: Email from Cheshire East Council dated 04<sup>th</sup> of August relating to the Statutory Public Car Park Consultation and Pre-Consultation Engagement.]

Several views were exchanged with some members against charges altogether and some advocating a mixed approach particularly to prevent long term parking which may disadvantage town centre shops and business. **Cllr Muldoon** agreed to establish the ownership of all Sandbach car parks in order to help an informed response at Council.

**Resolved:** to refer the consultation response to Full Council 13 September, for the deadline of 18<sup>th</sup> of October 2023.

### 6.2 Notice of Intention to Extend the Dog Fouling and Dog Control Public Spaces Protection Order

[Attached: Email from CEC relating to the extension of the dog fouling and control Public Spaces Protection Order.]

**Resolved:** to support the CEC proposed extension of the dog fouling and control Public Order Spaces Protection Order (deadline 6<sup>th</sup> of September 2023).

<https://surveys.cheshireeast.gov.uk/s/DogPSPO/>

## 7. CORRESPONDENCE

None Received.

## 8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Tuesday 25<sup>th</sup> September at 7pm Town Hall Ball Room.

Meeting Closed at 8.15pm

Vice Chair Cllr M Muldoon (in the Chair)

CL

# Sandbach Town Council

Enterprise Centre | Wesley Ave | Sandbach | Cheshire | CW11 1DG



Motion No.

To be completed by  
Office

## MEMBERS ITEM MOTION FORM

To be completed by the Proposing Member

Please ensure that all areas are complete and provide supporting information as necessary. Failure to provide the relevant information could result in delay or rejection of your motion.

Submitted by:	Tim Wheatcroft
Date submitted:	30/08/23
Date Received by Town Clerk:	

### MEETING INFORMATION

MEETING:	Full council
DATE:	13/09/23

Ensure that this form is delivered at least 10 clear days before the meeting.

Item to be discussed in the presence of public and press? Yes / No

If no, please outline the reason why.

#### TITLE OF MOTION:

Solar Possibilities Meeting

#### **Wording of Motion (to be included on the agenda):**

To agree Free Hire of Town Hall 10am-12 Saturday 7<sup>th</sup> October for a series of short presentations on what and hows of Solar schemes.  
Meeting open to local organizations, public and business.

Will you provide a supporting report? Yes/No? No

### ABOUT YOUR MOTION

#### **Provide an outline of your plan:**

Supplier of domestic and Industrial solar give short presentations on Solar possibilities.  
Publicise grant scheme

#### **What is the purpose and benefits?**

To improve renewable energy supply possibilities  
And publicise grant scheme  
<https://www.gov.uk/government/news/communities-at-the-heart-of-new-fund-to-boost-local-growth-and-energy-security>

#### **How is your plan relevant to our Corporate Objectives?**

Consistent Sustainability objectives for our community

#### **Timetable for Implementation:**

At time of writing 2 speakers booked and others approached  
Marketing starts tonight 13/9 if agreed !

Don't forget to include approval routes via Committee and Council if required.

***Budgetary Implications:***

What is the expected cost?

Room hire 2 hours of town hall

Is there a budget available? No -

If not, how do you feel it might be funded?

By Council waiving fees

***Consultation and Stakeholder Engagement***

Who will this affect?

n/a

Is there a requirement to consult/engage before a decision is made?

If not, why?

***Resource Implications (staff / comms / assets)***

Please list all resources required to deliver your proposal, do not forget to include the time of Councillors and Staff.

Town Hall , staff appropriate to setup and clear down the room ( 2? ) My time

**What is the environmental impact (if any)?** If we get some tke up on Solar schemes v positive. But likley fossil fuel emissions for those attending and heat and light of the town hall

Are you willing to be Lead Councillor for this proposal? YES

Considered by Town Clerk / Mayor Date:		
Approved: Yes / No	Meeting and Date of Meeting:	
Rejected: Yes / No	Reason for Rejection	
Notes:		
Proposer Notified of Decision:		

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**From:** [REDACTED]  
**Sent:** Monday, September 4, 2023 12:23 PM  
**To:** Support Officer  
**Subject:** Consultation on Final Draft Sustainable Drainage Systems SPD

Dear [REDACTED]

Cheshire East Council has launched a new consultation regarding: Final Draft Sustainable Drainage Systems SPD. The consultation will be open between 04/09/23 12:00 PM and 02/10/23 7:00 PM. Once adopted, this Supplementary Planning Document will provide further guidance on Local Plan policies to be considered when making decisions on planning applications.

For information and to submit a response, please follow the link to the consultation:  
<https://cheshireeast-consult.objective.co.uk/kse/event/37614>

If the link appears to be broken, please try copying the entire link into the address bar of your web browser. For further assistance or advice, please contact the Strategic Planning Team at [planningpolicy@cheshireeast.gov.uk](mailto:planningpolicy@cheshireeast.gov.uk).

You have received this email as your details are registered with the council's Planning Policy Consultation Portal. If you do not wish to receive future notification emails you can [update your email preferences online](#) or unsubscribe to all messages by sending an email to [planningpolicy@cheshireeast.gov.uk](mailto:planningpolicy@cheshireeast.gov.uk).



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## Final Draft Sustainable Drainage Systems SPD

The Final Draft Sustainable Drainage Systems Supplementary Planning Document ('SuDS SPD') provides guidance on the how applicants can integrate sustainable drainage systems in their proposals.

Responses are invited on the Draft SuDS SPD between **12pm on Monday the 4th September 2023 and 7pm on Monday the 2nd October 2023.**

### Consultation document

The Final Draft SuDS SPD is available to download on this consultation portal:

- <https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6215782>
- <https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6213672>
- <https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6213673>
- <https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6214101>

A screening exercise has been carried out to determine whether the draft document gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary.

An Equalities Impact Assessment ('EIA') has also been published and this concludes that the Final Draft SuDS SPD will not have a significant adverse impact on persons sharing any of the characteristics protected under the Equality Act 2010. Copies of published EIAs can be found on the Council's website (<https://www.cheshireeast.gov.uk/council-and-democracy/council-information/equality-and-diversity/equality-analysis.aspx>).

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East. You can check the current libraries opening times on our website (<https://www.cheshireeast.gov.uk/libraries/nearest-library/nearest-library.aspx>) or telephone the 24 hour library information service on 0300 123 7739.

### Submit your views

To comment online using this consultation portal, please log-in or register and then click the 'Start Survey' button below. This is our preferred method of submitting responses, but you can also respond by email ([planningpolicy@cheshireeast.gov.uk](mailto:planningpolicy@cheshireeast.gov.uk)) or in writing (Strategic Planning Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ). Alternatively, you can download this Final Draft SuDS SPD Comments Form (<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6213674>) and return it by email or by post to the relevant address above.

Whichever method used, please make sure that your comments reach us by **7pm on Monday the 2nd of October 2023**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal information will be processed in line with our Strategic Planning Privacy Notice (<https://www.cheshireeast.gov.uk/council-and-democracy/council-information/website-information/privacy-notices/spatial-planning-including-neighbourhood-planning-team-privacy-notice.aspx>) and your name and comments will be published on this consultation portal.

## Further information

We have also published a formal notice of publication for the SPD: Final Draft SuDS SPD Statutory Notice (PDF file) (<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6213671>).

For further information or for assistance in making comments, you can contact the Strategic Planning Team at [planningpolicy@cheshireeast.gov.uk](mailto:planningpolicy@cheshireeast.gov.uk) or by leaving a message on 01270 685893 and we will respond as soon as possible.

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**From:** PLANNING POLICY (East)

**Sent:** 01 September 2023 10:27

**Subject:** Cheshire East Local Plan - Final Draft Sustainable Drainage Systems Supplementary Planning Document Consultation

Dear Clerk,

**Cheshire East planning policy document consultation**

The council will publish a planning policy document for consultation:

**Final Draft Sustainable Drainage Systems Supplementary Planning Document ('SuDS SPD')**

The final draft SuDS SPD will be published for consultation and provides further guidance on the how applicants can integrate sustainable drainage systems in their proposals.

This is the final stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

The consultation will run from **12pm on Monday the 4th of September 2023 to 7pm on Monday the 2nd of October 2023**. Further information will be available on the council's SuDS SPD consultation webpage below:

<https://cheshireeast-consult.objective.co.uk/kse/folder/29414>

Please do not hesitate to contact the Strategic Planning Team at [planningpolicy@cheshireeast.gov.uk](mailto:planningpolicy@cheshireeast.gov.uk) or telephone 01270 685893 (please leave a message) should you require further information.

Kind regards,



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**From:** [REDACTED]  
**Sent:** 25 August 2023 11:24  
**To:** [REDACTED]  
**Subject:** TREE T1 BEECH - CONGLETON BOROUGH COUNCIL (CONGLETON ROAD, SANDBACH) TREE PRESERVATION ORDER 2002 (70-208)

Good afternoon,

Please accept this email as notification that consent has been granted to remove a mature protected Beech at 126 Congleton Road, Sandbach as an exception to the requirement to obtain formal consent from the Council.

The tree has been identified as being in decline and a consultant's report commissioned by the tree owner has confirmed the presence of extensive fruiting bodies, decay and hollowing to the lower stem and surface roots. Given the road frontage location we are allowing the removal of the tree as an exception to the requirement to obtain consent from the LPA.

The tree will be removed as an exception to the requirement to obtain formal consent in accordance with Regulation 14 (1) (c) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Under Section 206 (1) of the Town and Country Planning Act 1990, there is a duty to replace the trees. The tree owner and agent have been advised that in the first planting season following the removal of the tree, that a replacement shall need to be planted.

This email is to make you aware in the event you receive any enquiries from local residents.

Kind regards

[REDACTED]

[REDACTED]

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)



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