



SANDBACH  
TOWN COUNCIL

## PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 3 July 2023**  
at the **Boardroom, Sandbach Enterprise Centre**, commencing **7pm**.

Committee Members: Cllrs Geraint Price Jones, Mike Muldoon, 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 Deputy 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 5 JUNE 2023

[Attached: Draft minutes of the meeting]

Action: To approve the minutes of the meeting of 5<sup>th</sup> June 2023.

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#### **4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 02.6.23 response to Cheshire East by 28.6.23  
*[deadline extension requested]*

23/2063C

22, Moss Lane, Sandbach, CW11 3JW

First floor rear extension over previously approved single storey rear extension.

Submitted WE 09.6.23 response to Cheshire East by 29.6.23  
*[deadline extension requested]*

23/1923C

33, Marriott Road, Sandbach, CW11 3LS

Putting a pitched roof on top of the existing garage.

Submitted WE 16.6.23 response to Cheshire East by 13.7.23

23/1919C

2, Front Street, Sandbach, CW11 1EU

Listed building consent for construction of a replacement outbuilding that was taken down in the back yard.

23/2147C

6, Old Middlewich Road, Sandbach, CW11 1DL

Listed Building Consent for replacement signage scheme.

23/2270C

6, Elworth Street, Sandbach, CHESHIRE, CW11 1HA

Single storey rear extension and associated alterations.

23/2271C

6, Elworth Street, Sandbach, Cheshire, CW11 1HA

Listed building consent for a single storey rear extension and associated alterations.

Submitted WE 23.6.23 response to Cheshire East by 10.7.23

23/2284C

19, Coverdale Fold, Sandbach, CW11 3ZD

Proposed first floor rear extension over existing single story extension.

23/2331C

6, Old Middlewich Road, Sandbach, Cheshire, CW11 1DL

Replacement Signage Scheme included fascia signs and pole mounted V sign

23/2295C

1, Dingle Bank, Sandbach, Cheshire, CW11 1FS

Reduce the size of the existing terrace including level changes so to accommodate a single storey extension with pitched roof and bi fold doors within a external brickwall. New external walls to be rendered and pitched roof tiles to match existing. Allow for internal alterations to comprise 'an open plan' extension combined with the rear of the existing ground floor, create a cloak room under the staircase and construct double doors within a new partition wall adjacent the base of adapt and reuse the existing glazed barriers around the reduced terrace area.

## **5. CONSULTATIONS**

### **5.1 Sandbach Library Consultation**

[Attached: Email from Cheshire East Council dated 9<sup>th</sup> of June relating to Sandbach Library consultation.]

Action: *to consider and form response to consultation.*

<https://sandbach.gov.uk/wp-content/uploads/2023/06/5.1-Cheshire-East-Libraries-Service-Review-Public-Consultation-Launch.pdf>

## **6. CORRESPONDENCE**

### **6.1 Sandbach FP36 notice**

Email from Cheshire East Council dated 20<sup>th</sup> of June providing notice, signed order and statement of reasons for the diversion of Sandbach FP36.

Any objections must be made not later than the 19<sup>th</sup> July 2023.

### **6.2 Notice of appeal**

Email from Cheshire East Council dated 19<sup>th</sup> of June advising of appeal to Planning Inspectorate relating to application number 22/2629C, at 21, Church Street, Sandbach, CW11 1FX.

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

The date of the next meeting is Monday 31st July at 7pm in the Enterprise Centre.



## PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning, Environment and Consultation  
Committee held  
at 7.00pm on Monday 5<sup>th</sup> June 2023  
in the Town Hall, Boardroom.

**Present**      Councillors    G Price Jones (Chair)  
   L Crane (Town Mayor) Left at 7.37pm  
   J Arnold  
   S Broad  
   M Mitchell  
   D Poole  
   R Gray  
   T Wheatcroft  
   K England  
   M Muldoon

Also present were eight members of the public.

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

Apologies received from Cllr Richards (due to personal reasons).

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

Cllr Arnold

Declared a non-pecuniary interest in application 23/1792 as he had been contacted by a neighbouring property owner.

Cllr Muldoon

Declared a non-pecuniary interest in items 23/1792C and 23/1935C. Reason for interest not specified.

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The Chair adjourned the meeting to allow questions from Members of the public.

Cllr A Nevitt

Spoke as a Town Ward Member to confirm that she had visited neighbours of the Limes site and that they were not opposed to the proposed care home, but

Chair Signature:

Date:



were concerned about the lack of sufficient provision of parking within the proposal.

Resident

Spoke in objection to 22/4609C and detailed concerns, along with national and local planning requirements, regarding the amended application which included design, access, layout, lack of open space and construction traffic movement.

The Chair reconvened the meeting.

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### 3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 17 APRIL 2023

[Attached: Draft minutes of the meeting]

**Resolved:** The minutes of the meeting 17<sup>th</sup> April 2023 are approved as a true record.

### 4. COMMITTEE TERMS OF REFERENCE

[Attached: Draft terms of reference]

**Resolved:** The Terms of Reference for the Planning, Consultation and Environment Committee are recommended to Council for approval.

### 5. OBSERVATIONS ON PLANNING APPLICATIONS

*For the benefit of public in attendance, three applications were brought to the beginning of agenda.*

22/4609C

Land Off, Meadowbank Avenue, Wheelock

Construction of affordable housing

**Resolved:** Members **OBJECT** to this application on a number of grounds where Local Plan Strategy policies SD2 (Character, Space, Design, Flood), SE1 (Design, Quality, Traffic), SE3 (Wildlife), SE4 (Landscape), Sandbach NDP H2 (design/Layout) and IFT1 (Safety/Accessibility) and SADPD HOU8 (Space/Accessibility) are contravened:

- The designs proposals do not meet those required within Nationally Described Space Standards.
- Narrow and limited access on to Meadowbank Avenue which will be inadequate and restricted by parked cars for emergency vehicles and refuse collection.
- Numerous concerns raised by neighbouring properties
- High density development within the proposed area of land and off unadopted road.
- Narrow road which will be further congested by on-road parking.
- Inadequate space for construction traffic

Chair Signature:

Date:

- No electric charging points within proposals
- No provision of open space/greenery
- Design is not in-keeping with surrounding area/location
- Potential impact on wildlife corridor
- Inadequate accessibility and wheelchair access standards
- Flood risk
- Overlooking and impact on amenity of neighbouring homes
- Structural concern due to impact of removing part of an established boundary wall.
- Development will not contribute to character of the area
- Lack of accessible properties within design
- Over intensive design for the area of land
- Overlooking of neighbouring properties
- The amended design detail is below the national space standard
- Members support the provision of affordable housing on the site but expect this to be at a lower density, and with revised/significantly enhanced design standards to meet those required within the Nationally Described Space Standards.

23/1449C

Wheelock Primary School, Crewe Road, Sandbach, Cheshire, CW11 4PY  
Extension and internal alteration to school & associated works for increase inform entry.

**Resolved:** Members OBJECT to the proposals on the basis that the Transport Infrastructure is not in place to support the additional pupil number. Additionally, there is an acceptance within the application that this will have negative impact, but there is no proposed mitigation.

21/4635C

The Limes, 3, Sweettooth Lane, Sandbach, CW11 1DB  
Demolition of The Limes Public House and Construction of a new 60 bed Care Home with car parking and landscaping.

**Resolved:** Members OBJECT on the grounds that this is over-intensive for the site and does not allow sufficient width for safe access/movement to the east/west of the building.

Submitted WE 05.5.23 response to Cheshire East by 31.5.23

23/1690C

Linden Lea, Crewe Road, Winterley, CW11 4RE

To erect an Oak Framed open carport under a slate roof on a concrete raft.

*This application was not considered as the site falls within the revised boundary for Haslington Parish.*

Chair Signature:

Date:

23/1686C

8, Queens Drive, Sandbach, CW11 1DA

Single storey rear extension and internal reworks, with fenestration amendments. & Small second storey rear extension and amendments to the roof.

**Resolved:** No Objection.

Submitted WE 12.5.23 response to Cheshire East by 07.6.23

23/1678C

Electricity Sub Station 31m From 66 School Lane 17m From School Lane, School Lane, Elworth, Sandbach, CW11 3HU

Provision of a new vehicular access off Station Road and new 33kV switchroom at Fodens Substation.

**Resolved:** No Objection.

Submitted WE 19.5.23 response to Cheshire East by 6.6.23

23/1792C

85, Congleton Road, Sandbach, Cheshire, CW11 1HP

Single storey side and rear extension and replacement dormer window cladding

**Resolved:** No Objection.

23/0361C

4 The Old Coach House, Abbeyfields, Park Lane, Sandbach, CW11 1EP

Replace existing timber single glazed windows with double glazed timber windows at locations: Master bedroom window. Second bedroom window. Family bathroom window. Third bedroom window. Living room back window. Replace existing single glazed plywood back door with stable style double glazed timber door.

**Resolved:** No Objection. Members query if this is listed building and/or in the Conservation area – listed building consent sought, but the application states not listed status.

23/0096C

95, Belmont Avenue, Sandbach, CW11 1BT

First-floor side extension with side dormer extension and changes to fenestration

*Deadline for comment 29.5.2023 being checked with CEC as this does not fit timeframe for comment.*

**Resolved:** No Objection, providing Planning Officer does not consider this over-intensive for the plot.

23/0363C

4 The Old Coach House, Abbeyfields, Park Lane, Sandbach, CW11 1EP

Listed Building Consent to replace existing timber single glazed windows with double glazed timber windows at locations: Master bedroom window. Second bedroom window. Family bathroom window. Third bedroom window. Living room back



window. Replace existing single glazed plywood back door with stable style double glazed timber door.

**Resolved:** No Objection. Members query if this is listed building and/or in the Conservation area – listed building consent sought but the application states not listed status.

23/1816C

535, Crewe Road, Sandbach, CW11 3RZ

Proposed alterations and ground floor extension on rear of house.

**Resolved:** No objection

23/1843C

9, Heath Road, Sandbach, CW11 2JD

Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

**Resolved:** No objection. Members queried connection of annexe to underground services.

23/1733C

128, Congleton Road, Sandbach, Cheshire, CW11 1DN

Variation of condition 2 - approved plans on application 21/6399C.

**Resolved:** No objection, providing the proposal meets CEC Planning requirements for accoustics, to avoid impact on neighbours.

23/1862C

14, Abbey Road, Sandbach, CW11 3HA

Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

**Resolved:** No objection. Members queried connection of annexe to underground services.

23/1891C

83, Elworth Road, Sandbach, CW11 3HN

Proposed two storey side & rear extension and internal alterations to existing detached property.

**Resolved:** No objection.

Submitted WE 26.5.23 response to Cheshire East by 12.6.23

22/1485C

Land to the North of 24 Church Lane, SANDBACH CW11 2LQ

Erection of 4 dwellings with associated access and landscaping

**Resolved:** Members OBJECT to the application. There is no site layout plan with the amended application to specify revised layout proposed, and the affordable housing previously proposed has been replaced entirely with executive homes.



23/1935C

22, Coldmoss Drive, Sandbach, CW11 4HW

Two-storey rear/side extension. Re-submission of withdrawn application 23/1034C.

**Resolved:** No objection.

*Supplementary application list circulated 31.5.23 was not considered as the item was a duplicate. Application 23/1449C considered within main agenda above.*

## 6. CONSULTATIONS

None received.

## 7. CORRESPONDENCE

### 7.1 Southern Planning Committee

Email from CEC advising that application 22/4609C is to be considered by the Southern Planning Committee. Date of committee is unknown, response awaited from CEC.

*The Chair asked that Members inform the meeting Clerk if they wished to be registered to attend and speak to the application.*

**Resolved:** The correspondence is noted and a new committee date awaited.

### 7.2 Southern Planning Committee

Email from CEC advising that application 22/1485C is to be considered by the Southern Planning Committee. Date of committee is unknown, response awaited from CEC.

*The Chair asked that Members inform the meeting Clerk if they wished to be registered to attend and speak to the application.*

**Resolved:** The correspondence is noted and a new committee date awaited.

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

The date of the next meeting is Monday 3th July at 7pm in the Town Hall.

Meeting closed 8.55pm

Cllr G Price Jones

KP.

Chair Signature:

Date:

**From:** CEC  
**Sent:** Friday, June 9, 2023 11:08 AM  
**Subject:** Cheshire East Libraries Service Review - Public Consultation Launch

Dear Town and Parish Council colleagues,

Cheshire East Council continues to face significant financial pressures; current inflation of 10% has added £35m to our annual service delivery costs, but a 4.99% increase in Council Tax raises just £15m in income, so we have a £20m funding gap to fill.

Aligned to the above you will be aware that as part of Cheshire East Council's Medium Term Financial Strategy 2023-27 a review of the library services across the borough was proposed and approved by Full Council in February 2023.

This is an email to inform you that a public consultation for the Cheshire East Library Service Review is now live and can be found at;

[Click here to view the Library Service Consultation and give your feedback](#)

The consultation material sets out the proposals in a greater level of detail, including how they have changed following the MTFS consultation responses received on the subject.

**Please submit your consultation feedback either via the above link, or by emailing [RandC@cheshireeast.gov.uk](mailto:RandC@cheshireeast.gov.uk), and do not issue your council's response direct to myself, as I cannot guarantee that your views will be collated into the wider public consultation feedback summary.**

We will be holding a CHALC update meeting on Tuesday 20<sup>th</sup> June 6-7pm at which key team members will be present to answer any questions.

### **Top Up Services**

I would also like to take this opportunity to invite those interested councils to express an interest in the potential to fund a 'top up' of library services in their area.

Service top ups are being offered on a minimum half day basis, up to the current service levels, and for a minimum period of 3 years duration under a formal agreement.

As a guide as to costs for one half day of service provision these range from circa £9,000 for the smallest of our sites up to £28,000 per annum for the largest, assuming commencement from April 2024, which could be earlier if both parties are agreeable.

For those councils who wish to lodge an expression of interest at this stage please contact me directly by email return, after which we will be organising 1:1 meetings to discuss specifics of any top up funding. These 1:1 meetings between the interested councils and relevant CEC officers will be held across 2 weeks from Monday 26<sup>th</sup> June.

Kind Regards,  
[Interim Director Environment and Neighbourhoods](#)  
[| Cheshire East Council |](#)



**Cheshire East Borough Council**

**Town and Country Planning Act 1990 Section 257**

**Notice of Public Path Diversion Order**

**The Cheshire East Borough Council (Footpath No. 36 (Part) Town of Sandbach)  
Public Path Diversion Order 2023**

The above Order was made on the 25<sup>th</sup> May 2023, under section 257 of the Town and Country Planning Act 1990. The effect of the Order will be to divert the following:

That length of Public Footpath No. 36 in the Town of Sandbach commencing at O.S. grid reference (OSGR) SJ 7388 6195 and running in a generally south easterly direction for a distance of approximately 12 metres to OSGR SJ 7389 6193 and running in a generally easterly direction for a distance of approximately 9 metres to OSGR SJ 7390 6193 to a new line commencing at OSGR SJ 7388 6195 and running in a generally easterly direction for approximately 14 metres to OSGR SJ 7390 6195 and then running in a generally southerly direction up the stairs for the bridge over the railway for a distance of approximately 13 metres to OSGR SJ 7390 6193.

A copy of the Order and plan and a statement detailing reasons for making the order, are enclosed with this notice.

Copies of the Order and the Plan may be obtained free of charge from the undersigned.

Any representations about, or objections to the Order may be sent in writing to [prow@cheshireeast.gov.uk](mailto:prow@cheshireeast.gov.uk) or the Director of Governance and Compliance, 2nd Floor, Old Building, Municipal Buildings, Earle Street, Crewe, Cheshire, CW1 2BJ not later than **19<sup>th</sup> July 2023**. Please state the grounds on which they are made. If no such representations or objections are duly made, or if any so made are withdrawn, the Cheshire East Borough Council may confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for Environment, Food and Rural Affairs for confirmation, any representations and objections that have not been withdrawn will be sent with the Order.

DATED: 21<sup>st</sup> June 2023

DIRECTOR OF GOVERNANCE AND COMPLIANCE

2nd Floor, Old Building

Municipal Buildings

Earle Street

Crewe

Cheshire CW1 2BJ

OFFICIAL



**PUBLIC PATH DIVERSION ORDER  
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**THE CHESHIRE EAST BOROUGH COUNCIL  
(FOOTPATH NO. 36 (PART) TOWN OF SANDBACH)  
PUBLIC PATH DIVERSION ORDER 2023**

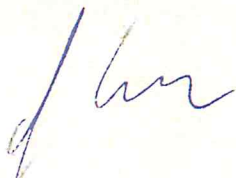
This Order is made by Cheshire East Borough Council ("the Authority") under Section 257 of the Town and Country Planning Act 1990 ("the 1990 Act") because it is satisfied that it is necessary to divert part of the footpath to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the 1990 Act. Namely:

Planning Application: 22/1649C – *Prior Approval for proposed works to reconstruct footbridge*

**BY THIS ORDER:**

1. The Public Footpath over the land situated in the Town of Sandbach and shown by a bold black continuous line on the plan contained in this Order and described in Part 1 of the Schedule to this Order ("The Schedule") shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of the Authority an alternative highway for use as a replacement for the said footpath as provided in Part 2 of the Schedule and shown by bold black dashes on the attached plan.
3. The diversion of the footpath shall have effect on the date which the Authority certifies that the terms of Article 2 above have been complied with.
4. Where immediately before the date on which the footpath is diverted there is apparatus under, in, on, over along or across it belonging to the statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.
5. This Order shall be cited as "The Cheshire East Borough Council (Footpath No 36 (Part) Town of Sandbach) Public Path Diversion Order 2023".

THE COMMON SEAL OF  
CHESHIRE EAST BOROUGH COUNCIL  
was hereunto affixed this 25<sup>th</sup> May  
Two Thousand and Twenty Three  
in the presence of:-



**AUTHORISED SIGNATORY**

*Sue Mason*



## SCHEDULE

### PART 1

#### Description of sites of existing Path or Way to be diverted

**That length of Public Footpath No. 36 in the Town of Sandbach** commencing at O.S. grid reference (OSGR) SJ 7388 6195 (Point A on Plan No. TCPA/075A) and running in a generally south easterly direction for a distance of approximately 12 metres to OSGR SJ 7389 6193 (Point B on Plan No. TCPA/075A) and running in a generally easterly direction for a distance of approximately 9 metres to OSGR SJ 7390 6193 (Point C on Plan No. TCPA/075A) as indicated by a bold continuous black line between points A-B-C on Plan No. TCPA/075A.

This footpath is stopped up across its whole width.

A total distance of approximately 17 metres.

## SCHEDULE

### PART 2

#### Description of site of new Path or Way

**A footpath, to be known as part of Footpath No. 36 in the Town of Sandbach,** commencing at OSGR SJ 7388 6195 (Point A on Plan No. TCPA/075A) and running in a generally easterly direction for approximately 14 metres to OSGR SJ 7390 6195 (Point D on Plan No. TCPA/075A) and then running in a generally southerly direction up the stairs for the bridge over the railway for a distance of approximately 13 metres to OSGR SJ 7390 6193 (Point C on Plan No. TCPA/075A) as indicated by bold black dashes between points A-D-C on Plan No. TCPA/075A.

A total distance of approximately 27 metres.

The footpath is 2 metres wide between OSGR SJ 7388 6195 (Point A on Plan No. TCPA/075A) and OSGR SJ 7390 6195 (Point D on Plan No. TCPA/075A) and 2.5 metres wide between OSGR SJ 7390 6195 (Point D on Plan No. TCPA/075A) and OSGR 7390 6193 (Point C on Plan No. TCPA/075A).

**PUBLIC PATH DIVERSION ORDER  
TOWN AND COUNTRY PLANNING ACT 1990 S257**

**6.1**

**THE CHESHIRE EAST BOROUGH COUNCIL  
(PUBLIC FOOTPATH NO. 36 (PART) TOWN OF SANDBACH)  
PUBLIC PATH DIVERSION ORDER 2023**

**STATEMENT OF REASONS FOR MAKING THE ORDER**

Under the Town and Country Planning Act 1990, Planning Authorities have the power to make Orders to extinguish (close) or divert Public Rights of Way, if they grant a Planning Permission which will affect a Public Right of Way.

A notice that such an Order has been made has to be advertised on the site of the path in question and in the local press. This provides an opportunity for objections or representations to be made to the proposed change.

The Cheshire East Borough Council has made an Order to divert part of Public Footpath No.23 in the Town of Sandbach. This statement has been prepared to explain various aspects of the Order.

**THIS STATEMENT DOES NOT FORM PART OF THE ORDER**

The Cheshire East Borough Council has made this Order following an application from the landowners. The application has been made as a consequence of planning application for: *22/1649C – Prior Approval for proposed works to reconstruct footbridge*

Public Footpath No. 36 in the Town of Sandbach commences at its junction with Public Footpath No. 35 in the Town of Sandbach and continues in a generally northerly direction to the Bradwall parish boundary for approximately 660 metres.

The existing alignment of Public Footpath No. 36 in the Town of Sandbach will be directly affected by the construction of a new footbridge over the railway therefore the diversion is required to preserve the public rights of way.

The length of Public Footpath No. 36 in the Town of Sandbach to be diverted is shown as a bold black line on Plan No. T CPA/075A between points A-B-C. It commences at point A and continues in a generally south easterly direction for approximately 12 metres to point B, it then continues in a generally easterly direction for approximately 9 metres to point C. This route is currently not available for use as it is obstructed by the current footbridge. An alternative, permissive route is in place on site which follows a similar route to the proposed diversion.

The proposed diversion of part of Public Footpath No. 36 in the Town of Sandbach is shown as a dashed black line between points A-D-C on Plan No. T CPA/075A. An extract of the developer's plan is also shown with the new footbridge being displayed in red, the current footbridge is displayed in green. It will commence at point A and will run in a generally easterly direction for approximately 15 metres to point D. The first 10 metres will run along the existing hard surfaced track with a width of 2 metres. The final 5 metres of this section will be enclosed with 1800mm high palisade fencing on both sides and will be a width of 2 metres increasing to 3 metres by point D with a tarmacked surface. It will then run in a generally southerly direction for approximately 13 metres to Point C for a total of 28 metres, this part of the path will run up a new set of stairs for the new footbridge, this will be 2.3 metres wide and the stairs will be made from steel with handrails both sides. The full specification for the staircase can be found in the planning documents under reference 22/1649C.

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The Cheshire East Borough Council is satisfied that the Order complies with the following legal grounds and tests laid down in Section 257 of the Town and Country Planning Act 1990

6.1

*A competent authority may by order authorise the stopping up or diversion of any footpath, bridleway or restricted byway if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with planning permission granted under Part III of the Act.*

An assessment in relation to the Equality Act 2010 has been carried out and it is considered that the proposed diversion would be no less convenient to use than the current route.

The Borough Council's Natural and Historic Environment team has been consulted about the proposal and it has no objection to the proposal.

That diversion of the public footpath will take effect on the date that the Authority certifies that the new path is satisfactorily constructed and available for use. Making and advertising the Order provides an opportunity for objections or representations to be made. Objections or representations relating to the order must be made in writing by 19<sup>th</sup> July 2023 to Director Governance and Compliance, 2<sup>nd</sup> Floor, Old Building, Municipal Buildings, Earle Street, Crewe. CW1 2BJ or [prow@cheshireeast.gov.uk](mailto:prow@cheshireeast.gov.uk).

The Cheshire East Borough Council will be willing to discuss the concerns of those considering objecting or making representations relating to the Order. The contact officer is Laura Allenet, Public Rights of Way Unit, Old Building, 2<sup>nd</sup> Floor, Old Building, Municipal Buildings, Earle St., Crewe. CW1 2BJ Tel: 01270 686063. Currently working from home and available on [laura.allenet@cheshireeast.gov.uk](mailto:laura.allenet@cheshireeast.gov.uk)

The right of objection to an Order is a statutory right, but it should be exercised in a reasonable manner. The costs involved in dealing with objections to orders can be awarded against objectors in cases of unreasonable behaviour.

If any objections are made and not withdrawn then the Council will have to refer the Order to the Planning Inspectorate for determination. An Inspector from the Planning Inspectorate will then hear the objections at a public inquiry or hearing or in writing if the objectors agree. The Inspector can confirm an Order, confirm it with modifications, or refuse to confirm it. If no objections are received the Council will be able to confirm the Order itself but it has no power to modify orders.

### **Privacy Notice**

In making a formal objection to a public path diversion Order the personal information you provide will be held by the Public Rights of Way team for the purposes of dealing with that objection. Typically as well as your objection or representation that information will include your name and contact details which may be stored in both paper and electronic form which will be kept in a secure office environment with limited access and on password protected Cheshire East Council servers. The information provided by you will be kept by the Rights of Way team and will be archived for up to 50 years following completion of the matter.

If your objection is not resolved or withdrawn then the details of your objection, including your name and contact details, will be included in a statement of case and sent to the Planning Inspectorate for determination on behalf of the Secretary of State for Environment, Food and Rural Affairs. Determination of the matter may take the form of written representations, a public hearing or public inquiry. The information you provide as part of your objection or representation may be copied to other parties involved in the case and will be made publicly

available. Once a decision has been made by the Inspectorate a copy of that decision including the reasons for making the decision will also be publicly available.

6.1

As a data subject you also have the right to lodge a complaint if you consider your personal information to be inappropriately managed. For further details, please see the Cheshire East Council Privacy Notice by searching for 'Privacy Notice' at [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk).



Ref No: **22/2629C**

**Clerk to Sandbach Town Council  
SANDBACH LITERARY INSTITUTE  
HIGHTOWN  
SANDBACH  
CW11 1AE**

Development Management  
PO Box 606  
Municipal Buildings  
Earle Street  
Crewe  
CW1 9HP

Please ask for: **Benjamin Brumby**  
E-Mail:

Dear Sir/Madam

Date: **19-Jun-2023**

Application No: **22/2629C**  
Proposal: **Addition of two storey extension to rear of existing dwelling to include associated internal alterations and the addition of a porch canopy to the front elevation**  
Location: **21, CHURCH STREET, SANDBACH, CW11 1FX**  
Appeal Start Date: **19-Jun-2023**  
Appeal Ref: **APP/R0660/D/23/3318284**

I am writing to advise you that an appeal to the Planning Inspectorate has been lodged against the refusal of the above planning application or our failure to discharge one or more of the conditions.

This appeal will be determined on the basis of written representations. We will make copies of all representations made to us in relation to the application, before it was determined available to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly at 3P Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email [RT1@planninginspectorate.gov.uk](mailto:RT1@planninginspectorate.gov.uk)

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

***Benjamin Brumby***

**Planning Assistant  
Development Management**