



**SANDBACH  
TOWN COUNCIL**

**PLANNING AND CONSULTATION COMMITTEE**

Agenda for the meeting to be held on **Monday, 31<sup>st</sup> October 2022**  
at **Sandbach Town Hall**, and commencing **7pm**.

Committee Members: Cllrs R Hovey (Chair), G Merry (Vice Chair), G Price Jones,  
M Muldoon, S Broad, S Crane, P Eaton and D Poole.

**1. APOLOGIES FOR ABSENCE**

*The Meeting will be clerked by the Chief Officer.  
Please ensure that all apologies are made directly to the Chair 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 Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chairman will reconvene the Planning Committee Meeting.

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**3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 30<sup>TH</sup> AUGUST 2022.**

To approve the minutes of the meeting of 30<sup>th</sup> August 2022.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 14.10.22 response to Cheshire East by 26.10.22

22/2931C            1, PEARTREE CLOSE, SANDBACH, CW11 2LT  
Rear extension and loft conversion

22/4029C 4, HIGHTOWN, SANDBACH, CHESHIRE, CW11 1AB  
Advertisement consent for the installation of replacement signs to include 3x fascia signs and 1x projecting sign.

22/4062C 11, ABBEY ROAD, SANDBACH, CHESHIRE, CW11 3HA  
Addition of an 8m extension to the rear of the property providing living accommodation. Part of the extension will include the demolition of an existing conservatory and replacing this with an atrium room. This part of the extension will extend out only 4.9m from the original property and will be fitted with an atrium roof. The main part of the extension is proposed to measure 8m to the rear and 4.98m wide and will be fitted with a gable roof.

Submitted WE 21.10.22 response to Cheshire East by 8.11.22

22/4065C 54, PARK LANE, SANDBACH, CW11 1EW  
Conversion and extension of single storey dwelling to two storey dwelling

22/3986C Land East Of Bungalow 3, THE HILL, SANDBACH  
Proposed detached dormer bungalow.

Submitted WE 28.10.22 response to Cheshire East by 15.11.22

At time of posting, no further applications were available.

A supplementary list will be issued on the day of the meeting, should further applications be received, and an updated agenda posted on to Sandbach Town Council's website.

## 5. CONSULTATIONS

### 5.1 CEC Consultation on Draft Developer Contributions SPD

Email received 26 September 2022 relating to above consultation, open 26/9/22 – 7/11/22.

### 5.2 Cheshire East SADPD - Inspector's Report

Email received 21 October 2022 relating to above inspector's report.

## 6. CORRESPONDENCE

None received.

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

The next Planning Committee meeting will take place on Monday, 21<sup>st</sup> November 2022 at 7pm in Sandbach Town Hall.

**SANDBACH TOWN COUNCIL**

Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Tuesday 30<sup>th</sup> August 2022 in Sandbach Town Hall.

**PRESENT**      Councillors      R Hovey (Chair)  
   G Merry  
   D Poole  
   M Muldoon  
   S Broad

Also in attendance was 1 Member of the Public

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**1. APOLOGIES FOR ABSENCE**

Cllrs S Crane and G Price Jones

No apologies received: Cllr P Eaton

**2. DECLARATIONS OF INTEREST**

There were none.

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The Meeting Chair adjourned the meeting to allow members of the public to speak.

**Chair of Sandbach Footpath Group**

The lead member of the Sandbach Footpath group made a short presentation on the issues regarding the unfinished 500m long footpath to have been built out of the budget for the 5 new houses on Oak Farm estate. Condition 5 of the decision notice for the application stated that “the footpath shall be implemented prior to the first occupation of any of the hereby approached dwellings”. Clearly this hasn’t happened. It appears that the developed was liquidated after building and selling all the 5 houses but did not complete the footpath.

It was noted that the footpath is extremely important as it would provide access to St. John’s Church, to stile-free, green and open spaces, giving benefits in terms of lifestyle, health and exercise, for local people. Without the Pavement, people would be walking in the road along Church Lane, which can be a rat-run sometimes. This has obvious Road safety implications and possible tragic consequences.

Sandbach Town Council were asked to make representations to CEC to get this matter resolved.

Chair Signature:

Date:

**Cllr David Poole**

Cllr Poole read a statement on behalf of a member of the public who could not attend the meeting regarding installing a crossing for pedestrians to cross The Hill safely. Extra houses built in the immediate area are now all contributing to much more traffic and it was questioned why CEC cannot allocate S106 funds to improvements for the road.

As there were no more questions, the Meeting Chair reopened the meeting.

### 3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 27 JUNE 2022, 18 JULY 2022 AND 8 AUGUST 2022

**Resolved:** That all 3 sets of minutes be approved as true records of the meetings.

### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 12.08.22 response to Cheshire East by 31.08.22

22/3151C 16 Gawsorth Drive, Sandbach, CW11 1DY

Demolition of Existing garage and proposed single storey front, side & rear extensions with loft conversion.

**Resolved:** No objection. Members request that the Planning Officer looks at the parking for the property given the increase in bedrooms. Furthermore, Members ask the Officer to ensure that there will be no access onto the flat roof where overlooking could occur into Neighbours Gardens.

Members note the loss of another single storey dwelling close to the Town Centre and it's amenities.

22/3225C 5 Linden Court, Sandbach, CW11 3RU

Proposed alterations and extensions.

**Resolved:** No objection. Members ask if the Planning Officer can consider the impact on the street scene as the style of the flat roof is not in keeping with the surrounding properties. Members request if a pitched roof can be considered.

22/3259D Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Discharge of conditions 3, 4, 5,10,11,12,13,15,17,18, 21, 22, 23, 27, 28, 29 on 21/3180C.

**Resolved:** No objection.

Submitted WE 19.08.22 response to Cheshire East by 15.08.22

22/3270C 98 Park Lane, Sandbach, CW11 1EP

Proposed single-storey extension.

**Resolved:** No objection. Members ask if the Planning Officer can ensure that access to the rear garden is retained for wheely bin storage.

Chair Signature:

Date:



Submitted WE 26.08.22 response to Cheshire East by 16.09.22

22/3232C 481 Crewe Road, Sandbach, CW11 3RT

Change of use to ground floor & basement from Retail E(a) to Dwellinghouse C3(a). The proposals are to convert the ground floor & basement to a 1 bedroomed duplex flat.

**Resolved:** Members **OBJECT** to this application. Members are concerned about potential flooding to the ground floor and are very concerned about the lack of natural light. Members have no objection to accommodation on the other floors.

22/3369C 8 Milton Way, Sandbach, CW11 3GJ

18 meters of hedge removed, install fence (1.8m high) to replace the hedge.

**Resolved:** Members have no objection to the proposals providing that the line of the new fence respects the existing service strip and that the space between the road and the new fence line is the same as the existing.

## 5. CONSULTATIONS

None received.

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

Email received 16 August in reply to letters sent regarding Patrons Drive and Abbeyfields.

*The correspondence was received.*

### 6.2 Cheshire East Council

Email received 22 August concerning public participation at the Southern Planning Committee on 31 August for 21/6399C -128 Congleton Road.

*The correspondence was received.*

## 7. PUBLIC FOOTPATH – CHURCH LANE, SANDBACH

Lead: Meeting Chair

Members agreed with points made by the Chair of the Sandbach Footpath Group during public speaking. And questioned how Cheshire East Council have allowed this to happen and why the planning condition has not been enforced.

**Resolved:** That the meeting Clerk write to CEC Planning enforcement and Highways to query the progress of this footpath and to ask that it is seen through.

Chair Signature:

Date:

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

The next Planning Committee meeting will take place on Monday, 19 September 2022 at 7pm in Sandbach Town Hall.

Meeting closed 19.59

Cllr R Hovey

MW

DRAFT

Chair Signature:

Date:

**From:** consult@objective.co.uk <consult@objective.co.uk>  
**Sent:** 26 September 2022 18:06  
**To:** SupportOfficer@sandbach.gov.uk  
**Subject:** Consultation on Draft Developer Contributions SPD

Cheshire East Council has launched a new consultation regarding: Draft Developer Contributions SPD. The consultation will be open between 26/09/22 5:00 PM and 07/11/22 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/37005>

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).



**Working for a brighter future  together**





Dear (Sandbach Town Council),

You have received this email as you have previously responded to a planning policy consultation or you have asked to be kept informed on planning policy matters.

Following the examination of the Site Allocations and Development Policies Document (SADPD), the Inspector issued his final report on the examination on 17 October 2022. The examination of the SADPD has now ended and the council will consider a report on its adoption on 14<sup>th</sup> December. On adoption, the SADPD would form part of the statutory development plan, used to make decisions on planning applications. We will send a further notification to inform you once it has been adopted.

Further information, including the Inspector's report and the schedule of proposed changes to the draft plan can be found on the council's website at [www.cheshireeast.gov.uk/sadpd](http://www.cheshireeast.gov.uk/sadpd).

Yours sincerely,

Development Planning Manager  
Cheshire East Council | Strategic Planning Team  
Westfields, Middlewich Road, Sandbach CW11 1HZ  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)



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