

**SANDBACH TOWN COUNCIL**

**Informal Meeting of the Planning & Consultation Committee**

**Please ensure that all apologies are made directly to the Clerk of the meeting  
no later than 6pm on the day of the meeting.**

Agenda for the informal meeting to be held on Wednesday, 3rd November 2021 at  
7.00pm on Zoom.

Councillors and Members of the public should join the virtual meeting via this meeting  
ID: 860 2443 0658

*For public health reasons during the Coronavirus pandemic, Sandbach Town Council will not be holding a physical Council/committee meeting until 31 January 2021 (Inclusive). Therefore, this is not a formal meeting of the Council for the purposes of the Local Government Act 1972 and the outcomes of any votes are for the purpose of consultation and obtaining the view of members of Council only. No decisions can be made at this meeting. Holding an informal meeting of Council on a virtual basis will however fully enable all councillors to have a voice on the issues they wish to debate in public.*

*Following this meeting, decisions on the indications presented by Members will be considered by the Acting Town Clerk in consultation with the relevant Members, under STC Standing Order 27.*

*Although this is not a formal meeting, the majority of usual rules for debate in the Constitution and the Protocols for Remote Meetings will be followed by choice in order to provide structure and to enable maximum efficiency.*

**1. APOLOGIES FOR ABSENCE**

**2. CO-OPTION TO THE COMMITTEE**

For Members to consider and indicate if they would be in support of Cllr Mike Lea joining the Planning & Consultation Committee.

**3. 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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#### **4. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 21 SEPTEMBER 2021.**

For Members to consider and indicate whether they believe that the minutes of the Planning and Consultation meeting held 21 September 2021 are a true reflection of the meeting.

#### **5. OBSERVATIONS ON PLANNING APPLICATIONS**

For Members to consider and indicate their views on the following Planning applications:

##### Submitted WE 15.10.21 response to Cheshire East by 10.11.21

21/5103C 62A & B Green Street, Sandbach, CW11 1GX

Proposed conversion including demolition of existing garage and extension of commercial premises at 62 A/B Green Street into residential dwellings.

21/5067C 9 Hungerford Place, Sandbach, CW11 4PP

Single storey rear extension and garage conversion (or replacement side extension) with small front extension and new pitched roof over existing garage.

21/5219C 40 Hawthorne Drive, Sandbach, CW11 4JH

Roof alterations with addition upper floor space and rear single storey and front bay window extensions.

21/5202C Fields Farm, 150B Congleton Road, Sandbach, CW11 4TE

Change of use of field to allow touring caravan pitches including associated hardstanding.

##### Submitted WE 22.10.21 response to Cheshire East by 10.11.21

21/5247C 20 Marlowe Close, Sandbach, CW11 3ZG

Attached 2 car garage and outside WC

21/5510C 80 Bradwall Road, Sandbach, CW11 1GN

Single storey rear and side extensions, including the demolition of an existing conservatory.

##### Submitted WE 29.10.21 response to Cheshire East by 19.11.21

At time of posting, further applications were not available.

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

#### **6. CONSULTATIONS**

##### **6.1 Draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (RoFFI Costs SPD)**

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> . Closing date for comments is 29 November 2021.

**6.2 Draft Environment Protection Supplementary Planning Document (EP SPD)**

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> . Closing date for comments is 29 November 2021.

**6.3 Cheshire Fire Authority Draft 2022-2023 Annual Action Plan Consultation**

Information on the consultation can be found at [www.cheshirefire.gov.uk](http://www.cheshirefire.gov.uk) . The closing date for the consultation is 7 January 2022.

**6.4 NALC Environmental Permitting Regulations Consultation**

Information on the consultation is attached. The closing date for the consultation is 26 November 2021.

**7. CORRESPONDENCE**

**7.1 Cycling UK**

Email received 23 September gauging interest in a Town Map for visitors based on the cycling map, but without cycling elements.

**7.2 Cheshire East Council**

Email received 24 September regarding the adoption of the Houses in Multiple Occupation Supplementary Planning Document.

**7.3 Cheshire East Council**

Email received 26 October regarding an appeal against the refusal of Planning permission for 20/2654C – Land Off Hind Heath Road, Sandbach.

**7.4 Cheshire East Council**

Email received 26 October regarding an appeal against the refusal of Planning permission for 21/2192C – 92 Heath Road, Sandbach

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

The next Planning Committee meeting will take place on Monday, 22 November 2021 at 7pm on Zoom.

**Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.**

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<b>SANDBACH TOWN COUNCIL</b>	4
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Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Tuesday, 21 September 2021.

The meeting was held in The Ballroom, Sandbach Town Hall

<b>PRESENT</b>	Councillors	Gill Merry (Chair) R Hovey M Muldoon S Broad G Price Jones
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**1. APOLOGIES FOR ABSENCE**

Cllr S Crane  
Cllr D Jack

Absent without apologies: Cllr P Eaton

**2. DECLARATIONS OF INTEREST**

Cllrs Merry and Muldoon declared a non-pecuniary interest in item 21/4601C.  
As the committee is no longer quorate for that item, it will not be considered.

As there were no members of the public in attendance, the Chair did not  
adjourn the meeting.

**3. TO APPROVE THE MINUTES OF THE PLANNING AND CONSULTATION  
COMMITTEE MEETING HELD ON TUESDAY 31<sup>ST</sup> AUGUST 2021**

**Resolved:** That the minutes be approved.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 03.09.21 response to Cheshire East by 22.09.21

21/4516C 23 Offley Road, Sandbach, CW11 1GY

Proposed single storey rear extension and detached garage to the rear.

**Resolved:** No objection.

21/4565C 11 Bradwall Road, Sandbach, CW11 1GE

Prior approval for a change of use to make the property into a private 1 to  
1 personal training studio/gym.

**Resolved:** No Objection. The Committee note that the front door appears  
to open into the street, which is not safe. Furthermore, members request

that appropriate sound proofing is installed so neighbours are not disturbed by weights being dropped onto the floor.

21/4601C 121 Middlewich Road, Sandbach, CW11 1FH

Proposed leisure garden room.

*This item was not considered due to the Committee becoming inquorate.*

21/4614C 7 Drovers Way, Sandbach, CW11 1EL

Single storey lean-to extension to the front of the dwelling and increased area of driveway.

**Resolved:** No objection. Members request that the applicant ensure that the driveway is permeable.

21/4481C Fairwater 25 Sweettooth Lane, Sandbach, CW11 1BE

Hip to gable conversion and rear dormer extension.

**Resolved:** No objection providing the symmetry of the roofline is retained and the street view is not effected.

Submitted WE 10.09.21 response to Cheshire East by 08.10.21

21/4635C The Limes, 3 Sweettooth, Sandbach, CW11 1DB

Demolition of the Limes Public House and Construction of a new 60 bed Care Home with car parking and landscaping.

**Resolved:** No objection. Members do have reservations that there would be an adequate number of parking spaces for all the staff and visitors. Furthermore, they would like to see the bowling green retained.

21/4646C 28 Irelands Close, Sandbach, CW11 1JQ

Single storey rear extension, front elevation porch canopy roof extension supported on a gallows bracket.

**Resolved:** No objection.

Submitted WE 17.09.21 response to Cheshire East by 04.10.21

21/4826C 2 Coldmoss Drive, Sandbach, CW11 4HW

Two storey side extension with front and rear dormer windows.

**Resolved:** No objection. Members would like to retain the roofline as proposed so it is in keeping with the surrounding area.

21/3180C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling.

**Resolved:** Members welcome the development of the site but **OBJECT** to the application. Members preferred the previous design of the new property as it is much more in keeping with the site and does not have such a stark contrast between modern and traditional building types. In the absence of comments from the heritage officer, STC request the previous design for the new house.

Members note that the application still encloses all of Dingle Lane – public need to retain the right to use this footpath as it links to other Sandbach footpaths.

21/3181C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Listed building consent for repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling.

**Resolved:** Members welcome the development of the site but **OBJECT** to the application. Members preferred the previous design of the new property as it is much more in keeping with the site and does not have such a stark contrast between modern and traditional building types. In the absence of comments from the heritage officer, STC request the previous design for the new house.

Members note that the application still encloses all of Dingle Lane – public need to retain the right to use this footpath as it links to other Sandbach footpaths.

21/3193C 2 Fields Drive, Sandbach, CW11 1YB

Alterations, extensions and works to provide additional living accommodation at ground and a new attic first floor.

**Resolved:** No objection providing the officer can confirm that there are no privacy issues between the two properties.

## 5. CONSULTATIONS

### 5.1 Community Governance Consultation

Information for the consultation is attached. Closing date for comments is 28 November 2021.

**Resolved:** That this item be put to Council at the October Meeting. Cllr Hovey is to draft something for the next Planning Committee meeting that will then go to Council.

## 6. CORRESPONDENCE

### 6.1 Cheshire East Council

Email received 10<sup>th</sup> September concerning an appeal against the decision for 21/2678C – Vacant Land adjoining 1 Peckforton Close, Sandbach, CW11 1WL

**Resolved:** That the Support Officer sends original comments to Cllrs Merry and Hovey so a response can be formed.

## 7. CEC TOWN CENTRE VITALITY REPORT

Lead: Cllr Hovey

Action: To discuss the CEC Town Centre Vitality report and confirm any next steps.

**Resolved:** That Cllr Hovey drafts correspondence requesting the CEC Town Centre Vitality Report team to revise incorrect information in the baseline report.

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

The next Planning Committee meeting will take place on Monday, 11 October 2021 at 7pm in The Charter Room, Sandbach Town Hall.

Meeting closed 8.30pm

Cllr G Merry

MW



27 OCTOBER 2021

## **PC7-21 | ENVIRONMENTAL PERMITTING (ENGLAND AND WALES) REGULATIONS 2016**

### **Summary**

The Department for the Environment, Food and Rural Affairs (DEFRA) has recently launched a consultation into amending the Environmental Permitting (England and Wales) 2016 Regulations. Effectively the consultation as it affects those local (parish and town) councils which are burial authorities, has specific regard to amending the regulations around activities which affect groundwater. In essence this consultation will affect all burial authorities and existing cemeteries / burial grounds. Most significantly, if the current proposals are implemented it could reduce the remaining burial capacity of cemeteries and burial grounds by almost 50%.

The government's stated objective with this consultation is to update the Environmental Permitting Regulations to improve the way in which groundwater activities, and some related surface water discharge activities, are regulated. The main consultation document can be downloaded [here](#) . The consultation closes at DEFRA on 22 December 2021.

### **Context**

The proposals include an exemption from the permitting scheme for small cemeteries i.e. those with fewer than 100 burials per year. However, to qualify as an 'exempt facility' a cemetery will have to comply with the General Binding Rules (GBRs), one of which is that the minimum size of a grave plot will be no smaller than 5 square metres.

DEFRA also proposes to prohibit burials within 10m of a field drain or dry ditch, or within 30m of a spring or watercourse, or within 50m of certain protected nature sites, or within 250m of any well, spring or borehole used for domestic consumption or food production purposes.

DEFRA also makes certain proposals regarding ground-source heat pumps which can be seen here: [Annex C Draft exemption conditions for closed loop ground source heat pump activities in low environmental risk settings.pdf \(defra.gov.uk\)](#) . The proposals if implemented will restrict the installation of such pumps within certain distances of watercourses, springs, and protected nature sites. These

restrictions may impede the drive towards 'green energy', including community-based solutions.

In one local council cemetery NALC has been informed of, a standard burial plot is 4' x 8' i.e. 32sq feet / 3.0 square metres. To increase the size of a burial plot to 5 square metres would mean increasing the size of a burial plot by two-thirds i.e. to 6' x 9' (see GBR 8 in [annex B](#) to the consultation document).

Additionally, the proposed General Binding Rules appear to preclude the use of 'bricked' graves where it is not possible to achieve a minimum depth of soil of at least 1 metre above any part of the coffin (Part 1 of Schedule 2 of the Local Authorities Cemetery Order 1977 contains specific provisions for the use of walled or bricked graves where the minimum depth of soil cannot be achieved).

There are also potential implications of amending these regulations for anyone who has or is planning to have a ground-source heat pump and/or a septic tank. There are also implications for communities with elderly sewage systems which have to carry storm as well as foul water.

Respondents from the local council sector are advised strongly to read Annex B to the main consultation document linked above which contains the detail of draft exemption conditions for small-scale cemetery developments in low-environmental risk settings with possible future effect. See [here](#) Annex A a glossary of terms relevant to this consultation.

## **NALC's current policy positions**

NALC will be arguing very strongly to DEFRA that it must be very careful to listen to the evidence presented by local councils and burial authorities as to why these proposals could reduce the remaining burial capacity of cemeteries and burial grounds by almost 50% - and should do all in its power to ensure maximum possible capacity for cemeteries and burial grounds managed by local councils - whilst still improving the way that ground water activities where essential, are regulated.

We will also be arguing that some of the proposals which Annex C refers to regarding ground-source heat pumps may impede the drive towards 'green energy', including community-based solutions.

### Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DEFRA:

**Q3a: To what extent do you agree with the proposal to make General Binding Rules available for small-scale cemetery developments in low-environmental risk settings? If this question is not applicable to you, please select N/A.**

- a. Strongly agree
- b. Agree
- c. Neither agree nor disagree
- d. Disagree
- e. Strongly disagree
- f. N/A

Please provide details to explain your answer.

**Q3b: To what extent do you agree that the draft exemption conditions for small-scale cemetery developments in low-environmental risk settings in Annex B are appropriate?**

- a. Strongly agree
- b. Agree
- c. Neither agree nor disagree
- d. Disagree
- e. Strongly disagree

Please provide details to explain your answer.

**Q3c: To what extent do you agree with the proposal to make General Binding Rules available for closed loop ground source heat pump activities in low-environmental risk settings?**

- a. Strongly agree
- b. Agree
- c. Neither agree nor disagree
- d. Disagree
- e. Strongly disagree

**Please provide details to explain your answer.**

**Q3d: To what extent do you agree that the draft exemption conditions for closed loop ground source heat pump activities in low-environmental risk settings in Annex C are appropriate?**

- a. Strongly agree**
- b. Agree**
- c. Neither agree nor disagree**
- d. Disagree**
- e. Strongly disagree**

**Please provide details to explain your answer.**

**Q3e: To what extent do you agree that the draft exemption conditions for closed loop ground source heat pump activities in low-environmental risk settings in Annex C should apply to all sizes of such activities?**

- a. Strongly agree**
- b. Agree**
- c. Neither agree nor disagree**
- d. Disagree**
- e. Strongly disagree**

**Please provide details to explain your answer.**

**Q3f: If you think that the draft exemption conditions for closed-loop ground source heat pump activities in low-environmental risk settings in Annex C should include a size threshold (energy in kWh per year), what size limit do you think is reasonable?**

**Q6: To what extent do you agree with the proposal to add these new rules to the General Binding Rules for Small Sewage Discharges to ensure that multiple discharges should not be located in close proximity to each other?**

- a. Strongly agree**
- b. Agree**
- c. Neither agree nor disagree**
- d. Disagree**
- e. Strongly disagree**

**Please provide details to explain your answer.**

## Your evidence

Please email your responses to this consultation to [chris.borg@nalc.gov.uk](mailto:chris.borg@nalc.gov.uk) by 17.00 on Friday 26 November, 2021. County associations are asked to forward this briefing onto all member councils in their area.

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# 7.1

Dear Mike,

I just sent the attached.

Other towns intend to do an additional project: to create a town map for visitors based on our cycling map but without the cycling elements. These maps would be on a rip-off note block. Would you think that is something that Sandbach is interested in? Attached is the current Sandbach-only cycling map. This would then require separate funding.

Regards

Cycling UK

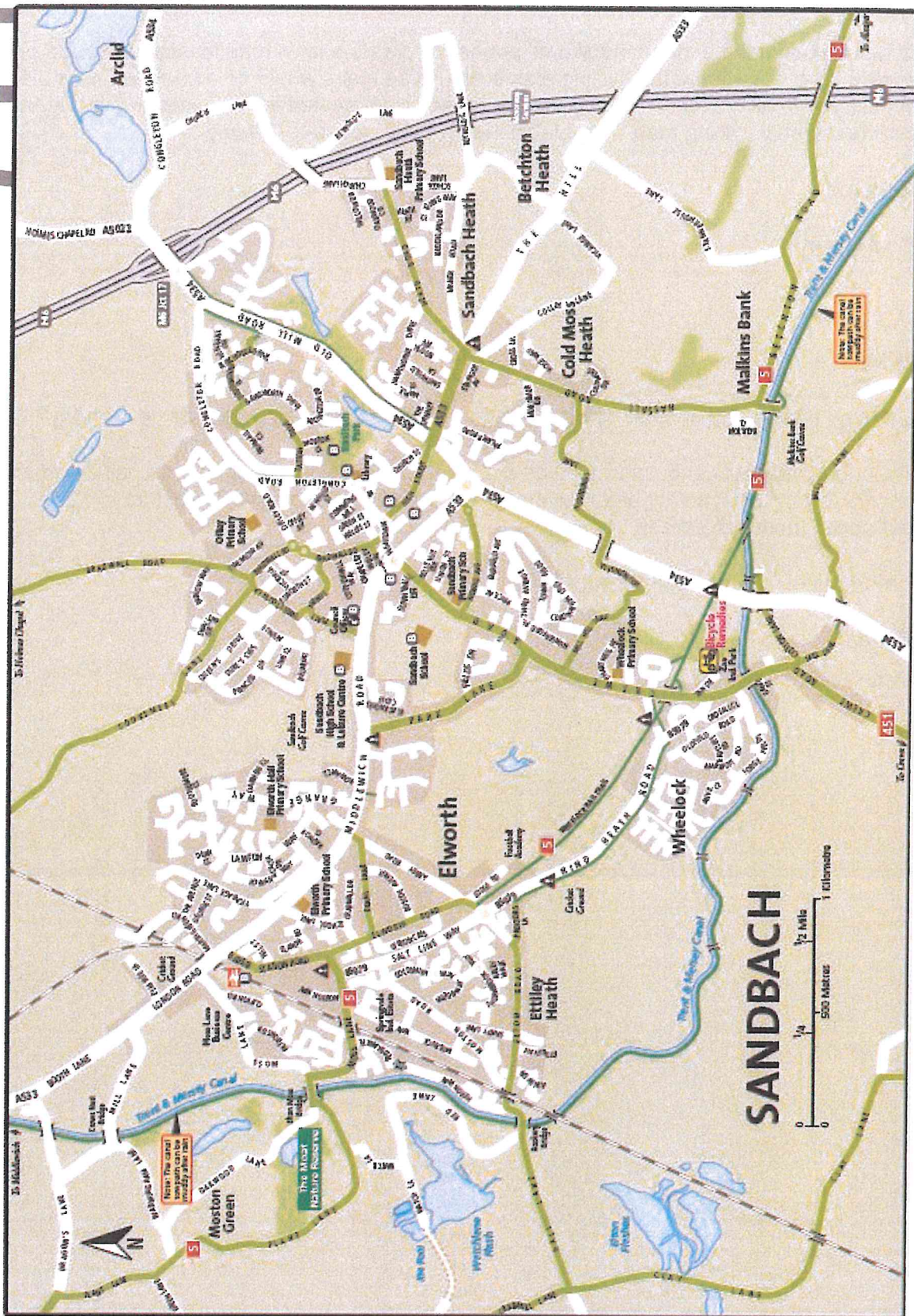
Hi Mike,

Can you please add another piece of information for the Planning agenda on Monday?

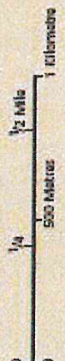
The tourist map would be produced as a .pdf for £50 in colour. The town council would then decide where, what colour and how many to print at their own cost. It might look like the attached, minus the green bits.

Unfortunately, I am unable to attend.

Regards



# SANDBACH



From the end of Sandbach can be reached after 100m

Note: The area between can be reached after 100m



**Cheshire East Borough Council****Planning and Compulsory Purchase Act 2004****The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)****Houses in Multiple Occupation Supplementary Planning Document****Adoption Statement**

**Subject Matter:** in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020, notice is hereby given that on the 09 September 2021, Cheshire East Council formally adopted the Houses in Multiple Occupation Supplementary Planning Document ("HMO SPD").

The HMO SPD provides guidance to parties involved in the planning application process explaining how Cheshire East Council ("the Council") will assess planning applications involving HMOs across the Borough.

Following consultation, the HMO SPD was modified to take account of the representations made and other relevant matters in accordance with s23 of the Planning and Compulsory Purchase Act 2004.

**Area Covered:** Borough-wide.

**Location of Documents for Inspection:** the adopted SPD; a copy of the report of consultation containing a summary of the representations received to the final draft SPD consultation which took place between the 26 April 2021 January and the 7 June 2021, the Council's response to those representations received and the modifications made to the SPD are available for inspection alongside a copy of this adoption statement online at: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan)

Any person with sufficient interest in the decision to adopt the HMO SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Further information and paper copies of all documents can be requested from the Spatial Planning Team by e-mail or telephone 01270 685893. Please note that a reasonable charge may be made to cover printing and postage costs.

**Strategic Planning Team  
Cheshire East Council  
24 September 2021**

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Ref No: 20/2654C

Miss A L Banks,  
Clerk to Sandbach Town Council  
SANDBACH LITERARY INSTITUTE  
HIGHTOWN  
SANDBACH  
CW11 1AE

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

26-Oct-2021

Dear Sir/Madam

**Notification of Appeal**

Application No: **20/2654C**  
Location: **LAND OFF, HIND HEATH ROAD, SANDBACH**  
Proposal: **Permission in Principle for the erection of up to 9 no. self and custom-build dwellings**

I am writing to advise you that, following refusal of planning permission, an appeal has been made to the Secretary of State in respect of the above planning application. The appeal is to be dealt with by means of Written Evidence and a site visit by an Inspector from the Planning Inspectorate.

You are invited to comment on the appeal on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk> or, by letter **IN TRIPLICATE** to the: **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN** quoting the Appeal Reference **APP/R0660/W/21/3270883**

Comments must be submitted within 5 weeks of the Appeal Start Date of 20-Oct-2021. Comments received after the deadline on **24-Nov-2021** will not normally be seen by the Inspector and will be returned. However I must point out that copies of all letters will be sent to both the appellant and Cheshire East Council.

Any comments already made on the related application for planning permission (unless expressly confidential) will also be submitted to the Planning Inspectorate, copied to the appellant and will be taken into account in deciding the appeal. Any changes to these comments should be sent direct to the Planning Inspectorate at the above address.

A copy of the booklet 'Guide to Taking Part in Planning Appeals' is available through the 'Publications' page of the Planning Inspectorate website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

A copy of the appellant's grounds of appeal is now available to view online at [www.cheshireeast.gov.uk/planning](http://www.cheshireeast.gov.uk/planning) or at any office of the Council that has internet viewing facilities for the public. Other documentation will be uploaded to the website when it becomes available during the appeals process..

When made the appeal decision will be published on the Planning Inspectorate website and can be viewed at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Daniel Evans

**Principal Planning Officer  
Development Management**

Ref No: 21/2192C

**Miss A L Banks,**  
**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: **Daniel Evans**  
E-Mail:  
**daniel.evans@cheshireeast.gov.uk**

Dear Madam

Date: **26-Oct-2021**

Application No: **21/2192C**  
Proposal: **Detached garage and home office**  
Location: **92, HEATH ROAD, SANDBACH, CHESHIRE, CW11 2JY**  
Appeal Start Date: **26-Oct-2021**  
Appeal Ref: **APP/R0660/D/21/3283767**

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.

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

***Daniel Evans***

**Principal Planning Officer  
Development Management**