

**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 Monday, 22nd November 2021 at  
7.00pm on Zoom.

Councillors and Members of the public should join the virtual meeting via this meeting  
ID: 842 4265 7792

Following this informal meeting, the minutes will be ratified at Full Council on 23<sup>rd</sup>  
November.

**1. APOLOGIES FOR ABSENCE**

**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 3 NOVEMBER 2021.**

To note the notes of the informal meeting of 3 November 2021. The notes have been approved under delegated decision so comments can be submitted.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

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

Submitted WE 5.11.21 response to Cheshire East by 25.11.21

21/5598C West Hills, 6 Hind heath Road, Sandbach, CW11 3LG

Demolition of existing detached garage and proposed single storey rear and side extension, with new garage, gym/office and glass link.

Submitted WE 12.11.21 response to Cheshire East by 06.12.21

21/5679C 2 Dorfold Close, Sandbach, CW11 1EB

Proposed extension and alterations

- 21/5750C 16 Doddington Drive, Sandbach, CW11 1EE  
Proposed 2 storey extension to dwelling.
- 21/5446C 148 Congleton Road, Sandbach, CW11 1DN  
Proposed detached dwelling and demolition of existing.
- 21/2685C 7 St Johns Way, Sandbach, CW11 2LY  
Proposed single storey rear extension with new pitched roof over existing garage.

Submitted WE 19.11.21 response to Cheshire East by 10.12.21

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.

## 5. CONSULTATIONS

### 5.1 **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.

### 5.2 **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.

### 5.3 **NALC Environmental Permitting Regulations Consultation**

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

## 6. CORRESPONDENCE

### 6.1 **Cheshire East Council**

Email received 16<sup>th</sup> November concerning Public Participation at the Southern Planning Committee Meeting of 24 November for 20/4978C – 25 Teddy Gray Avenue.

### 6.2 **Cheshire East Council**

Email received 16<sup>th</sup> November concerning Public Participation at the Southern Planning Committee Meeting of 24 November for 20/4779C – 29 Teddy Gray Avenue.

**6.3 Cheshire East Council**

Email received 16<sup>th</sup> November concerning Public Participation at the Southern Planning Committee Meeting of 24 November for 20/4777C – 33 Teddy Gray Avenue.

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

The next Planning Committee meeting will take place on Monday, 13 December 2021 at 7pm in Sandbach Town Hall.

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>
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Notes of the Informal Meeting of the Planning & Consultation Committee held at  
7.00pm on Wednesday, 3<sup>rd</sup> November 2021 on Zoom.

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

Cllr S Crane  
Cllr D Jack  
Cllr M Muldoon  
Cllr S Broad

Absent without apologies: Cllr P Eaton

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

Members indicated that they would be in support of Cllr Lea joining the Committee.

**3. DECLARATIONS OF INTEREST**

There were none.

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As there were no members of the public in attendance, the Chair did not  
adjourn the meeting.  
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**4. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE  
MEETING HELD ON 21 SEPTEMBER 2021.**

*Members indicated that they believe the minutes were a true record 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 &amp; 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.

*Members had no objections to this application. They suggested that the planning officer may like to obtain a view of the rear yard as there is no adequate information in the application. They also hope that residents comments are taken into account.*

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.

*Members had no objections to this application.*

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

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

*Members had no objections to this application.*

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

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

*Members support tourist accommodation for short term or one night accommodation, but hold concerns over the Shepherds huts, which are not detailed in any of the included documentation.*

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

*Members had no objections to this application.*

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

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

*Members had no objections to this application.*

Submitted WE 29.11.21 response to Cheshire East by 19.11.21

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 170 dwellings, car parking, public open space and associated works.

*Members have no objection in principle to the objection, however hold serious concerns over the access onto the site. 4 years have now passed*

since outline permission was granted, and traffic in the area has risen considerably in that time. Nothing has been noted about upgrading the road network in the application and it is important that no 5<sup>th</sup> arm be constructed as it is not a suitable solution.

Members believe that the £120k included in S106 for highway improvements is woefully undervalued for what is needed for the road structure.

21/5546C 108 Crewe Road, Sandbach, CW11 4NU

Proposed two storey side extension.

Members hold concerns about this application as the unconventional flat roof section is not in keeping with the property. The roofline should align with the existing roof.

## 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.

*Cllr Merry offered to make notes on this consultation prior to the next meeting.*

### 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.

*Cllr Merry offered to make notes on this consultation prior to the next meeting.*

### 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.

*Members noted this consultation.*

### 6.4 NALC Environmental Permitting Regulations Consultation

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

*Cllr Hovey offered to make notes on this consultation prior to the next meeting.*

## 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.

*The Clerk of the meeting offered to contact the Partnership prior to this item being taken forward, as it is believed that they put something similar in place before the last Chair left.*

### 7.2 Cheshire East Council

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

*Cllr Merry offered to formulate a response.*

### 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.

*Members recieved this correspondence.*

### 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

*Members recieved this correspondence.*

## 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.

Meeting closed 8.26pm

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

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

Please ask for: **Philippa Radia**  
Direct dial: **01270 686757**  
E-

Mail: [philippa.radia@cheshireeast.gov.uk](mailto:philippa.radia@cheshireeast.gov.uk)

Dear Sir/Madam

Date: 16-Nov-2021

Application No: **20/4978C**  
Proposal: **Change of use land and to formally extend the the curtilage for an area of land that is approximately 6.5m x 16.5m - total area 107.25 Sq metres**  
Location: **25, TEDDY GRAY AVENUE, SANDBACH, CW11 3AR**

**PUBLIC PARTICIPATION AT THE STRATEGIC PLANNING BOARD OR PLANNING COMMITTEE**

I am writing to you as an interested person in respect of the above planning application. This application is due to be considered by the Southern Planning Committee on 24 Nov 2021. The Council has resolved to allow interested persons an opportunity to explain briefly their views in support of or against the application prior to the Committee's consideration and determination of the application.

Attached to this letter are notes explaining the procedure and time of the meeting. Please read them carefully and contact Democratic Services if you would like to attend.

If there is more than one speaker you may be required to share your speaking time. If this is the case, the Democratic Services Officer will need to contact you. Please, therefore, include a contact telephone number on your request to speak.

Yours faithfully

*Philippa Radia*

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Please ask for: **Philippa Radia**  
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Mail: [philippa.radia@cheshireeast.gov.uk](mailto:philippa.radia@cheshireeast.gov.uk)

Dear Sir/Madam

Date: **16-Nov-2021**

Application No: **20/4779C**  
Proposal: **Change of use of land to residential garden**  
Location: **29, Teddy Gray Avenue, Sandbach, CW11 3AR.**

**PUBLIC PARTICIPATION AT THE STRATEGIC PLANNING BOARD OR PLANNING COMMITTEE**

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*Philippa Radia*

**Senior Planning Officer  
Development Management**

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Direct dial: **01270 686757**  
E-

Mail: [philippa.radia@cheshireeast.gov.uk](mailto:philippa.radia@cheshireeast.gov.uk)

Dear Sir/Madam

Date: 16-Nov-2021

Application No: **20/4777C**  
Proposal: **Change of use of land to residential garden**  
Location: **33, TEDDY GRAY AVENUE, SANDBACH, CW11 3AR**

**PUBLIC PARTICIPATION AT THE STRATEGIC PLANNING BOARD OR PLANNING COMMITTEE**

I am writing to you as an interested person in respect of the above planning application. This application is due to be considered by the Southern Planning Committee on 24 Nov 2021. The Council has resolved to allow interested persons an opportunity to explain briefly their views in support of or against the application prior to the Committee's consideration and determination of the application.

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**Senior Planning Officer  
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