

**SANDBACH TOWN COUNCIL**

**Planning & Consultation Committee**

**The Meeting will be clerked by the Operational Support Officer. 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 meeting to be held on Monday, 6th June 2022 at 7.00pm in Sandbach Town Hall.

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**

**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 11 MAY 2022**

To approve the minutes of the meeting of 11th May 2022 as a true record of the meeting.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 20.05.22 response to Cheshire East by 09.06.22

22/1912C 67 Forge Fields, Sandbach, CW11 3RN

Second storey side extension over the garage.

22/1898C 101 Forge Fields, Sandbach, CW11 3RD

Second storey side extension to existing dwelling, above existing garage. Rear single storey extension to existing dwelling which does not protrude beyond existing rear line of the dwelling.

22/1931C 6 Grange Way, Sandbach, CW11 1ES

Single storey rear extension with pitched roof. New porch to front elevation to create new entrance door. New Aluminium front door and glazed windows. Stone work around entrance to match existing buttress. Pitched roof over existing garage. (Eaves height 2550cm. Ridge height 3750cm). New bay window to front elevation. Reduced width of existing garage door. New rendering to brickwork. Patio door and gable roof to south elevation.

Submitted WE 27.05.22 response to Cheshire East by 13.06.22

21/6399C [**Amended Plans/Details**] 128 Congleton Road, Sandbach, CW11 1DN

Proposed replacement dwelling and associated outbuildings and annex.

22/1744C Land off Abbey Road, Sandbach.

Deed of Variation to section 106 agreement on application 14/1189C.

22/0624C Town Mill, High Street, Sandbach, CW11 1AH

Change of use from B8 to C3 – turning two of the floors in to apartments.

22/2007C Colcross, 32 Colley Lane, Sandbach, CW11 4HF

Single storey side and rear extensions forming independent living and master bedroom.

22/1843C Sewage works, Senderfield Lane, Sandbach

Construction of 3 control kiosks.

Submitted WE 03.06.22 response to Cheshire East by 24.06.22

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 Cheshire East Site Council – Event Proposal**

Details of the consultation are attached. No closing date has been provided.

## **6. CORRESPONDENCE**

### **6.1 A Resident**

Email received 29<sup>th</sup> May concerning State of Green space at Dane Close, Sandbach.

### **6.2 A Resident**

Email received 30<sup>th</sup> May concerning State of Green space at Dane Close, Sandbach.

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

The next Planning Committee meeting will take place on Monday, 27 June 2022 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.**

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday 11<sup>th</sup> May 2022 in Sandbach Town Hall.

<b>PRESENT</b>	Councillors	G Merry (Chair)
		R Hovey
		M Muldoon
		G Price Jones
		P Eaton

### 1. APOLOGIES FOR ABSENCE

Cllr S Crane and S Broad

No apologies received: None

### 2. DECLARATIONS OF INTEREST

None.

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The meeting was adjourned by the Chair to allow Members of the public  
present to speak.

As there were no members of the public in attendance, the Chair reconvened  
the meeting.

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### 3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 28 MARCH 2022 AND 19 APRIL 2022

**Resolved:** Both sets of minutes be approved as true and accurate records.

### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 22.04.22 response to Cheshire East by 13.05.22

22/1504C 139 Middlewich Road, Sandbach, CW11 1JD

Proposed single storey rear extension and associated alterations.

**Resolved:** No objection.

22/1442C 40 Heath Road, Sandbach, CW11 2JU

Proposed structure at the bottom of the garden consisting of family room,  
storage area and small office.

**Resolved:** Members **OBJECT** to the location of the structure in the plot.  
The building is higher than the fence and will project over the fence into  
the Neighbour's garden. The Committee would be happy with the structure

if sighted nearer to the house, away from the fence, and having less of an impact on neighbours.

Submitted WE 29.04.22 response to Cheshire East by 17.05.22

22/1533C 160 Congleton Road, Sandbach, Cheshire, CW11 1DW

Proposed two storey side extension.

**Resolved:** No objection.

22/1136C 24 Mortimer Drive, Sandbach, CW11 4hS

Lawful development certificate for proposed demolition of existing conservatory and erection of replacement of single storey rear extension.

**Resolved:** No objection.

22/1276C 110 Heath Road, Sandbach, CW11 2LE

Proposed new dwelling.

**Resolved:** Members **OBJECT** to this application as it is not in keeping with the street scene. Members do welcome what appears to be an innovative, ecological design but the impact is too great on the neighbours and the amenity of the existing house which will now have a smaller garden. There is also no visitor parking, and cars will be forced to park on the grass verge .

22/1457C 19 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use of unregistered land to the rear of the property, formally extending the curtilage into this area, comprising of approximately 11.5m x 13.5m (155.25 sq meters).

**Resolved:** Members **OBJECT** to this application. The Committee would still like to see the original Planning approval granted for the site enforced which would see the boundary of the site marked with native species.

Submitted WE 06.05.22 response to Cheshire East by 01.06.22

22/0979C 2 Front Street, Sandbach, CW11 1EU

Listed building consent or the demolition of lean to building.

**Resolved:** No objection. Members have asked if the Conservation Officer is able to recommend measures so retained walls are kept in a safe condition?

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 this application. Members are seriously concerned about the amenity of future residents of this site, given the proximity to underground pipelines and also the M6.

Members also ask if the applicant can please address the graffiti on their acoustic fence, as it does not portray a nice image for Sandbach.

22/1502C 36 Elworth Road, Sandbach, CW11 3HQ

Existing detached dwelling to be upgraded, to include a new render finish to the front and side elevations and the removal of two existing single storey lean-to outbuildings at the rear of the property. A new pitched roof two-storey extension is proposed, set half-way back from the front elevation and extending to the rear garden and connecting to a flat roof single storey extension that sits in line with the rear elevation of the house. An existing garage, located in the rear garden is to be upgraded to provide a home office, leisure space and external store.

**Resolved:** No objection. However, having considered the plans, members commented that the extension is a very large percentage increase on the existing structure

## 5. CONSULTATIONS

### 5.1 Cheshire East Site Allocations and Development Policies Document: Main Modifications

Details of the consultation can be found on:

<https://cheshireeastconsult.objective.co.uk/portal/planning/cs/sadpd/mmschedule>. The closing date for comments is 5pm on Tuesday 31 May 2022.

*The consultation was noted with no comments made.*

### 5.2 Cheshire East Site Council Highways Winter Maintenance Top Up Scheme

Details of the consultation are attached. The closing date for expressions of interest is 27<sup>th</sup> May.

*Committee Members were frustrated that this item was submitted by CEC after budget setting with no notice. It was proposed that this item be put to Council as a matter arising.*

**Resolved:** That this item be put before Council at the next meeting.

### 5.3 Cheshire East Highways - Launch of Town and Parish Council Satisfaction Survey

Details of the consultation are available at:

<https://surveys.cheshireeast.gov.uk/s/CETPHighwaysEngagement/> and are attached. The closing date for expressions of interest is 31<sup>st</sup> May.

*It was recommended by the Meeting Chair that Members make their own comments should they wish to take part.*

## 6. CORRESPONDENCE

### 6.1 The Planning Inspectorate

Email received 28<sup>th</sup> March containing all the proofs of evidence submitted regarding the stopping up order for Footpath 14. (Supplied to Committee Members via email).

*The correspondence was noted.*

**6.2 Cheshire East Council**

Email received 28<sup>th</sup> April regarding a Cheshire East Traffic Consolidation Order (Static) 2022. (Full order supplied to Committee Via Email).

*The correspondence was noted.*

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

The next Planning & Consultation Committee meeting is TBC.

Meeting closed 8.16pm

Cllr G Merry

MW

**From:** LATHAM, Andrew  
**Sent:** 25 May 2022 16:00  
**Subject:** Event proposal in Sandbach

Afternoon

Cheshire East Council has received a proposal to stage an event in Sandbach, I have not included any personal details to ensure GDPR.

Can you please consider this ask and inform me if you wish to support this approach or not. At this stage there are no decisions made by Cheshire East Council on this matter.

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"As discussed over the phone I am enquiring about the use of Sandbach park carpark located on the commons.

The dates in mind are 27/08/2022 & 28/08/2022, ideally 27/08/2022, however, one day before the event is required for setup and one day following for take down.

The area outlined in the attachment below would be sufficient for the event, and is more than enough for an event of no more than 499 attendees without consuming the entire carpark, which I believe was an initial concern.

This event is planned to be licensed by a TEN for the sale of alcohol. This event is due to start at 12:00 and end at 22:00.

It is an over 18s, ticketed event, however, the target audience is a more mature 30+. There will be SIA registered door staff attending the event.

There will be music played by DJs which I believe does not require a license for this number of attendees.

A risk assessment, site plan and emergency plan are to be completed pending confirmation of the event location. The ESAG will also be informed of the event once the event plan is firm.

Please let me know if you have any further questions. "

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Please inform me asap of the Town Councils thoughts and considerations on this matter,

Thank you,



# 5.1





Dear Sir or Madam:

Section 215 request for untidy/neglected land at Dane Close, Elworth CW11 1WY

I am writing to ask that you intervene and help residents with regard to the above land. As you may be aware, the land was sold at auction in March 2021 and the maintenance that had always been provided by the council since the estate was built in the 1970s stopped with immediate effect. The land has been left in a neglected state ever since.

To make matters worse, the owner of the land cut down all the trees in March 2022 and simply left them there, creating even more mess - see attached photos.

I and other residents contacted Cllr. Flavell and asked her to request a Section 215/clearance order. She later posted on her Elworth Matters Facebook page reassuring us she had contacted the council and the owner had been served notice. Residents then waited with hopeful anticipation that at long last, the land was finally going to be tidied.

Imagine our frustration and dismay when my wife emailed the Planning Enforcement team for an update on 17th May and the response was that no S215/clearance order had been requested and neither had they received a recent enforcement enquiry about the land. This is shocking news which reflects badly on the other ward councillors who believed the order had been served and also because crucial time had been wasted and we were now going to have to go through the whole process again, only this time it is growing season and the land will be even more unkempt, causing more distress to Dane Close residents, many of whom are elderly.

This may seem like a trivial matter, but it certainly isn't to those who see the destruction every time they look out of their front window. Litter is now regularly cleared from the land and on one occasion a plastic bag of human urine and faeces was found in the bushes, thought to have been thrown by a delivery driver parked up nearby.

The current estate maintenance schedule by ANSA is both unfair and discriminatory and this must be addressed. Apart from 3-4 plots that were adopted by the council years ago, the majority is privately owned by one company and yet they are all still being maintained by ANSA. Ralph Kemp from Environmental Services at CEC stated that private land is not maintained without an agreement, but he is yet to provide evidence of one for this estate. As I understand it, a proportion of our council tax has always been allocated to provide maintenance, but we are now in the situation where some residents receive the service they pay for, and others don't.

In conclusion, a long term solution simply has to be found, not only for Dane Close, but also Gowy and Dee Close that are also affected by this lack of maintenance. ANSA should restart the maintenance on the affected plots and then charge all the owners accordingly for the service. Indeed questions are being asked as to why the council are failing to do this and collect vital revenue in the process.

In the interim we would be grateful if you would request a Section 215/Clearance order for Dane Close and then work with Cheshire East Council to seek a resolution on behalf of the residents.

Yours sincerely





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28 May 2022

Sandbach Town Council  
Planning Committee  
Councillor Richard Hovey - Chair  
Town Hall  
High Street  
Sandbach  
CW11 1AX

Dear Members

Re: Grange Way / Lawton Way Estate, Elworth, Sandbach.

I write to you as a resident of the above mentioned estate and also as a member of the Elworth community who are frustrated and concerned about the attitude of Cheshire East Council [CE] with regard to the green spaces around the estate, an unsatisfactory situation which I am sure all members of Sandbach Town Council are already aware of.

I am relatively new to Sandbach and understand this issue has been at the forefront of the community for many years and despite appealing to CE on many occasions, all requests for positive assistance are met with contempt.

The areas of green space were an integral part of the original design of the estate and not an afterthought, with the architects of the day creating these spaces as a requirement of the original planning permission which not only offered the required visibility plays for the safety of both motorist and pedestrian, these spaces contribute to the overall openness of the estate acting not only as a visual amenity assisting with health and wellbeing, but supports the pressures posed by climate changes in absorbing rainwater and carbon dioxide.

It appears that the Council of the day failed to adopt these greenspaces when the estate was in effect handed over to the Council, however despite this the Council continued to maintain them, as though the owner, for all this time, until now...and there lies the issue!

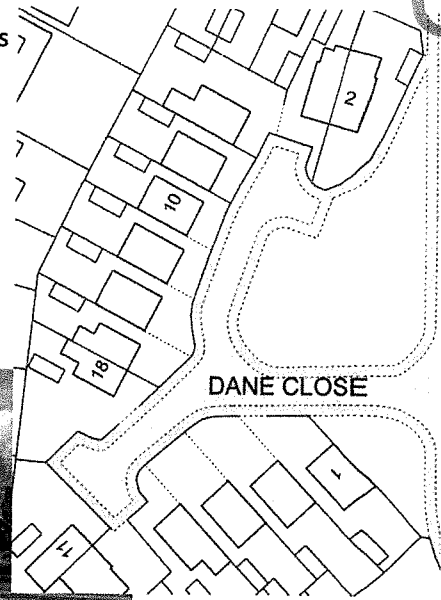
CE have now decided to stop the ongoing maintenance of some of the plots of land, whilst they continue to maintain others, despite the full knowledge that they don't own them, yet the community have been informed by CE that the risk assessment they carried out advised that due to trespass and health & safety issues they are now unable to maintain certain plots of green space, however are able to continue to maintain other plots with the full knowledge that they do not own them

One of these plots of land is situated at Dane Close which is situated off Lawton Way and when looking on the map it can be seen that this particular plot was designed as a mini village green by the architects.



# 6.2

Dane Close was designed around this green space, hence the comment about the Village Green, with almost all of the properties overlooking the green area and highlights the thoughts of the architects when designing the space, which over time had developed into a wonderful visual and relaxing open space in the built up area, fully maintained by CE for more than 30 years and as with all estates of the day, paid for through the householders contribution via the rates/poll tax/community tax contributions.



Sadly, due to the reluctance of the council of the day to ensure that planning permissions they approved were followed to the letter, this plot and many others were left in the ownership of the original developer, who not surviving, sold the plots to an ex director who in turn has been selling them off.

On 12 November 2021 the plot of land on Dane Close was sold to an individual, who we are sure was hoping to develop it, however on this occasion CE stepped up and advised that any planning application would not succeed, however knowing that the land had now changed hands, CE immediately stopped the maintenance of the land...after 30+years of maintaining a privately own plot of land! Why did a change of name on the deeds alter the thought pattern of the decision makers at CE?

On 2 March 2022, one day after the date when trees should not be cut down to protect nesting birds, and a few days before CE issued a series of TPO's on a number of trees on the estate, the trees and bushes on this land were attacked and destroyed by chainsaw wielding butchers!



Three months on, the community are left with the remains of the butchery as the people who carried out the destruction have not returned to remove the remains of the victims, as promised to Councillor Flavell at the time.

We therefore ask if Sandbach Town Council Planning Committee members, request that Cheshire East Council now contact the owner with some urgency and demand that he clear the land and continue to maintain it to it's original standard.

We also feel that, as a matter of urgency, CE serve a Section 215 Notice on the owner to clear this disgraceful, untidy and demoralising mess without further delay and that CE look at finding a long term solution to this issue and not continue to bury their head in the sand.

Are you able to support the community on this issue please?

Stay safe and healthy



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