



**SANDBACH  
TOWN COUNCIL**

**PLANNING AND CONSULTATION COMMITTEE**

Agenda for the meeting to be held on **Monday, 6<sup>th</sup> March 2023**  
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 and D Poole.

**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 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 and Consultation Committee Meeting.

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**3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE  
MEETING HELD ON 13<sup>TH</sup> FEBRUARY 2023**

[Attached: Draft minutes of the meeting]

To approve the minutes of the meeting of 13<sup>th</sup> February 2023.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 10.2.23 response to Cheshire East by 8.3.23

23/0446C TAXMERE FARM, NEWCASTLE ROAD, ARCLID, SANDBACH,  
CHESHIRE, CW11 2SJ

Reconstruction of the existing barn to create a dwelling house with associated access, servicing and landscaping. Erection of Car Port

Submitted WE 17.2.23 response to Cheshire East by 15.3.23

23/0603C 81, MANOR ROAD, SANDBACH, CW11 2ND

Proposed extensions and alterations to existing dwelling.

23/0558T

SANDBACH SCHOOL, CREWE ROAD, SANDBACH, CHESHIRE, CW11 3NS

- T1 - Quercus (t50 tree report) 2.5 -3m Crown Lift to low laterall limbs to remove damaged limbs. Also dead wood to make safe.
- T2 - Quercus (t1 tree report) 2.5m crown lift over foot path to remove as an obstruction.
- T3 Quercus (t21 tree report 5m Latrell reduction on lowest limb over the road to lift tree and reduce lateral weight. Also to dead wood to make safe.
- T4 Quercus (t23 tree report) Reduce lowest lateral limb over road way to suitable growth point to lift the canopy of the tree to avoid further damage by lorries. Also to deadwood the tree to make safe.
- T5 Quercus (t25 Tree report) 3m Lateral reduction of over extended branches to reduce the weight of branches over carriageway. Also to dead wood and remove snapped hanging branches over road.
- T6 Quercus (t27 Tree report) 3m Selective prune to reduce weight of over extended branches over the road, to reduce future concerns. Also to deadwood to make safe.
- T7 Quercus (t28 tree report) 1m crown lift by removing the 2 lowest limbs over the road to lift out of the way of lorries. Also to dead wood to make safe.
- T8 Quercus (t29 tree report) 2m Selective Lateral reduction over the road to lift the tree and reduce weight on lateral limbs over road. Also dead wood to make safe.
- T9 Quercus (t153 tree report) Removal of two lowest limbs of 3 inch diameter to lift the canopy to avoid colission with sites tractor when mowing the grounds. Also along with these specific trees we are going to be dead wooding trees around site that are in high risk areas.

Submitted WE 24.2.23 response to Cheshire East by 17.3.23

23/0753C

9, FIRTH CLOSE, SANDBACH, CHESHIRE, CW11 1JH  
Proposed Photovoltaic Panels on Front Roof Pitch

Submitted WE 3.3.23 response to Cheshire East by 29.3.23

23/0606C

MIDLAND INN, 5, NEW STREET, SANDBACH, CW11 3JF  
Proposed conversion of first floor from one to two flats

## 5. CONSULTATIONS

### 5.1 [Little Bollington NDP Regulation 16](#)

Email from Cheshire East Strategic Planning received 23 February regarding a Neighbourhood Development Plan 2022-2030 proposal submitted by Little Bollington Neighbourhood Forum. Consultation ends by 7pm 7 April 2023.

## **6. CORRESPONDENCE**

### **6.1 HS2**

Email of Letter from the Minister of State for Transport received 9 February detailing High Speed Rail (Crewe – Manchester) Bill update and the impact on Sandbach residents. A second Additional Provision (AP2) which relates to changes on the Public Right of Way, environmental mitigation, utility works along the HS2 of route focusing between Crewe and Manchester will be deposit in Parliament later this year. Enquiries about the HS2 project can be made via [email](#) or attending an online [webinars](#) on 16 March 6-7pm to meet with HS2 Ltd staff.

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

The next Planning Committee meeting will take place on Monday, 27<sup>th</sup> March 2023 at 7pm in Sandbach Town Hall.





## PLANNING AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning and Consultation Committee held at 7.00pm on Monday 13<sup>th</sup> February 2023 in Sandbach Town Hall.

**Present** Councillors R Hovey (Chair)  
G Merry  
S Broad  
S Crane  
M Muldoon  
D Poole  
G Price Jones

Also present were the Deputy Chief Officer, Corporate and Democratic Services Support Officer and one member of the public.

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#### 4. APOLOGIES

None received.

#### 8. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in Item 5 and did not vote.

#### 9. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 23<sup>RD</sup> JANUARY 2023

**Resolved:** That the minutes be approved as a true and accurate record of the meeting.

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#### PUBLIC QUESTIONS

The Chair adjourned the meeting to allow Members of the Public to speak. As there were no questions, the meeting was reconvened.

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Chair Initials:

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 20.1.23 response to Cheshire East by 15.2.23

23/0149C 123, MIDDLEWICH ROAD, SANDBACH, CW11 1FH

To install an electric automated iron ornate gate and iron ornate fences within the existing wall pillars that have been erected on the front boundary.

**Resolved:** Members **support the Highways Development Officer's comment** that the gate should set back 5 meters from the highway so the vehicles can leave or enter without disrupting the flow of the traffic on a busy major road.

23/0055C Plant Yard, MILLBUCK WAY, SANDBACH, CW11 3HT

Demolition of an existing detached unit to the south boundary and erect a new industrial unit to adjoin the existing unit to the north west corner with associated office space and car parking facilities.

**Resolved:** No objection. However, Members would like to highlight the limited car parking space within the site does not leave much overflow parking availability given that the site is possible to be used by different organisations in the future.

Submitted WE 27.1.23 response to Cheshire East by 16.2.23

23/0319C 30, BELMONT AVENUE, SANDBACH, CHESHIRE, CW11 1BY

Side extension and detached garage

**Resolved:** No objection.

Submitted WE 3.2.23 response to Cheshire East by 20.2.23

23/0305C 64, Bradwall Road, SANDBACH, SANDBACH, CW11 1GF

Extension and alterations

**Resolved:** No objection. Members would like the Planning officer to look at a few issues regarding the volume of extension in relation to the original property; the addition of having an extra window in the roof; the change of style of the existing window in the roof that faces onto properties on Malt Kiln Way which give rise any issue of privacy to neighbouring properties; given the size of the extension, it is over development of the plot leaving insufficient private amenity space for the occupiers.

Submitted WE 10.2.23 response to Cheshire East by 27.2.23

22/4401C 11, MULBERRY GARDENS, SANDBACH, CHESHIRE, CW11 3GN

Proposed two storey side extension and rear single storey extension

**Resolved:** No objection.

Chair Initials:

## 5. APPEALS

Received WE 27.1.23 response to Cheshire East by 24.2.23

APP/R0660/W/22/3313892

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

Cllr Muldoon did not participate in voting on this item, following declaration of interest.

**Resolved:** Previous objections made to Cheshire East Planning Officer in relation to above application are to be reiterated in response to appeal, along with confirmation of this Committee's support of the concerns raised Cheshire East Council Urban Landscape and Design Officer.

## 6. CONSULTATIONS

### 6.1 Falls Prevention Strategy Consultation

The falls prevention strategy aims to reduce the risk and severity of falls for people at risk in Cheshire East. The strategy applies to people aged 65 and over, as well as younger adults whose medical conditions increase falls risk.

There are two surveys in this consultation:

- to share [experience of falls and falls prevention](#);
- to [comment](#) on the full [draft Falls Prevention Strategy](#).

This consultation closes on Monday 27 March 2023.

Members discussed the report and noted that the document is aimed solely at residents falling within the home; there is no reference to outdoor falls, despite outdoor activity being encouraged and key in maintaining health and wellbeing.

In 2022 a group, consisting of various community representatives surveyed Town Centre accessibility and copy of the report findings should be submitted, along with Committee Response, as numerous potholes, uneven footpaths and damaged paving can be a risk of fall and a challenge to residents and visitors alike.

Members are encouraged to submit their own comments and the Office will share consultation via social media.

**Resolved:** Response to be submitted via direct email, stating that Members would like to include fall prevention for outside the home within the strategy, including reference to residents *and* visitors, for provision of safe environment where exercise is encouraged for maintaining condition to minimise risk of falls. It is a concern that this strategy concentrates solely on residents falling within the home. When including prevention of outdoor falls, consideration should be given to linking the draft document with Borough Highways and Planning, to ensure suitability of planting near to

Chair Initials:

footpaths for avoidance of Highway Damage and future trip hazards.

A copy of the thorough Town Centre public realm condition report to be referenced in attachment to the response, highlighting accessibility restrictions, risks of fall and incident.

## **7. CORRESPONDENCE**

There was none.

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

The next Planning Committee meeting will take place on Monday, 6<sup>th</sup> March 2023 at 7pm in Sandbach Town Hall.

Before closing the meeting the Chair reported that correspondence relating to HS2 will be presented to the next Planning Meeting. The document will be circulated to all Councillors for comment.

Meeting closed 7:54 pm

Cllr R Hovey, Chair

YL / KP

Chair Signature:

Date:



# 5.1

**From:** [consult@objective.co.uk](mailto:consult@objective.co.uk) <[consult@objective.co.uk](mailto:consult@objective.co.uk)>  
**Sent:** 23 February 2023 12:08  
**To:** Ceri Lloyd <[chiefofficer@sandbach.gov.uk](mailto:chiefofficer@sandbach.gov.uk)>  
**Subject:** Consultation on Little Bollington NDP Regulation 16

Dear [REDACTED],

Cheshire East Council has received the following Neighbourhood Development Plan submission: Little Bollington NDP Regulation 16. Consultation will take place between 17/02/23 12:00 PM and 07/04/23 7:00 PM.

For information and to submit a response, please follow the link to the consultation:

<https://cheshireeast-consult.objective.co.uk/kse/event/37327>

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 [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@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**

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Department  
for Transport

Ceri Lloyd  
Sandbach Town Council  
Sandbach Town Hall  
High Street, Sandbach  
CW11 1AX

From the Minister of State  
**Huw Merriman MP**

Great Minster House  
33 Horseferry Road  
London  
SW1P 4DR

Tel: 0300 330 3000  
E-Mail: [huw.merriman@dft.gov.uk](mailto:huw.merriman@dft.gov.uk)

Web site: [www.gov.uk/dft](http://www.gov.uk/dft)

8 February 2023

Dear Ms Lloyd,

### **High Speed Rail (Crewe – Manchester) Bill Update**

I would like to update you on the progress of the High Speed Rail (Crewe – Manchester) Bill through Parliament and the impact on residents in Sandbach. As you may be aware, following Second Reading in June 2022, a first Additional Provision (AP) was deposited in Parliament. An AP is any change which requires an amendment to the Bill; for example, if more land needs to be taken than initially planned, or if the use of a Public Right of Way is changing.

Ongoing design development work has enabled HS2 Ltd to identify further scheme changes that may be brought forward in relation to highway, environmental mitigation, and utility works. These changes are likely to be proposed in a second Additional Provision (AP2), focusing on the northern part of the route between Crewe and Manchester. Most of the proposed changes are located between Rostheme near junction 7 of the M56 and Manchester Piccadilly station.

I am hoping to deposit AP2 in Parliament later in 2023. As with the Bill and AP1 deposit, those whose property or interests are specially and directly affected by the AP2 changes will be able to submit a petition against these proposals. Through this process, they will be able to have their concerns heard by the special Select Committee which has been appointed for that purpose. There would also be a consultation on the supplementary environmental information deposited.

### **Changes in Sandbach**

The junction of the A534 Old Mill Road and Congleton Road would be temporarily modified to include carriageway widening to enable the formation of a right-turn lane on Old Mill Road, to the east of the junction of Congleton Road and the A534 Old Mill Road. This change aims to improve traffic flow while forming part of the HS2 construction traffic route.

In advance of asking the Bill's Select Committee to consider AP2, we must make enquiries regarding people's interest in affected land. This enables the Book of Reference (a Parliamentary Standing Order requirement) to be compiled in good time ahead of AP2 deposit. HS2 Ltd will issue Land Interest Questionnaires (LIQs) during the next few weeks.

### How to find out more

I recognise that people did not choose to live along the HS2 line of route. For some, receiving an LIQ will add to the uncertainty they already feel because of HS2. To ensure those affected have the information they need, a series of engagement events will be held throughout February and March. This will include face-to-face events, online webinars, and leafleting at Manchester Piccadilly station. People receiving an LIQ will be offered the opportunity to meet with HS2 Ltd staff to further discuss the potential impacts on them and their land. For more information, please visit [www.hs2.org.uk/events](http://www.hs2.org.uk/events).

As always, if residents have any questions about the changes being considered, or any other part of the HS2 project, please encourage them to contact the HS2 Helpdesk, which is available 24 hours a day, 7 days a week, using the following contact details:

Freephone: 08081 434 434  
MiniCom: 08081 456 472  
Email: [hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk)  
Address: Two Snow Hill, Queensway, Birmingham, B4 6GA

If you would like to arrange a briefing with HS2 Ltd about anything covered in this letter, please contact HS2 Ltd Engagement Manager Tina Yourelis at [tina.yourelis@hs2.org.uk](mailto:tina.yourelis@hs2.org.uk).

Yours ever,



**HUW MERRIMAN MP**

**MINISTER OF STATE FOR TRANSPORT**