

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, 28th March 2022 at 7.00pm in Sandbach Town Hall.

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.

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.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 13 DECEMBER 2021 AND 24TH JANUARY 2022.

To approve the minutes of the meeting of 13th December 2021 and 7th March 2022 as a true record of the meetings.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.03.22 response to Cheshire East by 04.03.22

None received.

Submitted WE 18.03.22 response to Cheshire East by 31.03.22

22/1032C 136 Crewe Road, Sandbach, CW11 4PX

Two storey side extension and single storey rear extension.

22/0868C 9, Men O Brass Square, Sandbach CW11 3DH

Certificate of lawful proposed development for conversion of integral garage to extend existing living and dining space.

22/0908C 95 Park Lane, Sandbach CW11 1EJ

Proposed replacement windows and doors, render coat to whole dwelling house, partial garage conversion, alteration to existing rear roof dormer, single storey front extension to form bay window, single storey rear extension/infill and internal alterations.

21/2412C Land South of Old Mill Road, Sandbach

[AMENDED PLANS] 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.

Submitted WE 25.03.22 response to Cheshire East by 15.04.22

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

None received.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 17th March regarding a TPO served on 16th March 2022 for Sandbach – Grange Way/Lawton Way Estate.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 28 March 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.

SANDBACH TOWN COUNCIL

Notes of the Meeting of the Planning & Consultation Committee held at 7.00pm
on Monday 13th December 2021 on Zoom.

PRESENT	Councillors	G Merry (Chair) R Hovey M Muldoon S Crane
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1. APOLOGIES FOR ABSENCE

Cllr S Broad, Cllr G Price Jones

Absent without apologies: Cllr P Eaton and Cllr Jack.

2. DECLARATIONS OF INTEREST

Cllr Merry declared an interest in 21/5944C and 21/5945C due to being a School Governor. Cllr Merry declared that she would not take part in those items and subsequently the Committee becomes inquorate and would not consider the items.

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

3. NOTES OF THE INFORMAL PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 22 NOVEMBER 2021.

Members noted the notes which have been approved at Full Council on 23rd November.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 23.11.21 response to Cheshire East by 17.12.21

21/4853C Oak Farm, Church Lane, Sandbach, CW11 4ST

Removal of Condition 5 on 17/3928C – Demolition of existing buildings and the erection of 5 new houses with improved primary access, soft and hard landscaping, associated infrastructure and ancillary facilities.

Resolved: Members strongly **OBJECT** to this discharge of conditions. Members fail to understand and question why Planning enforcement allowed houses to be occupied before the path was put in, which is in contravention to the original Decision notice. At the time of public consultation for this development, members of the public made it clear that

this path was appropriate and needed, given the development and its location.

Members question if any of the footpath constructed is on highways land, and whether a 258 agreement was entered into if so.

Submitted WE 03.12.21 response to Cheshire East by 20.12.21

21/5763C 104 Congleton Road, Sandbach, CW11 1HQ

Listed Building consent to remove and replace UPVC conservatory, French doors and five windows.

Resolved: Members fully support the proposal.

21/5912C 59 Fields Drive, Sandbach, CW11 1YB

Re-cladding of existing house, new porch area and new build single storey rear extension.

Resolved: No objection. Members request that it is ensured that there is adequate off road parking for the property with the loss of garage space for parking.

21/5975C 141 Middlewich Road, Sandbach, CW11 1JD

Single storey rear extension and rear balcony

Resolved: No objection. Members question of the tall side panel on the Balcony would be better if opaque to preserve privacy of Neighbours.

21/6021C 106 Bradwall Road, Sandbach, CW11 1AW

First floor extension over existing single storey

Resolved: No objection to the ensuite bathroom. Members are concerned that it is not clear in the plans what the changes to the garage will be, which are evident in the floorplans, as there is no front elevation.

21/5944C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof Insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

The Committee was not quorate for this item and so it was not considered.

21/5945C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Listed building consent for repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/ lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

The Committee was not quorate for this item and so it was not considered.

Submitted WE 10.12.21 response to Cheshire East by 30.12.21

21/6158C Sunnyside, Moss Lane, Sandbach, CW11 3PL

Two storey rear and side extension to existing dwelling.

Resolved: Members **OBJECT** to this application. Serious concerns about the suitability of this design in open countryside are held as it does not fit in aesthetically with the current building, site it is situated on or surrounding buildings.

This is further compounded by the fact the application is for a prominent site in open countryside that is visible from a number of local vantage points.

21/6194C 17 Victoria Street, Sandbach, CW11 1HB

This proposal is to construct a fairly conventional 2 storey rear extension and ground floor side extension to form a porch.

Resolved: No objection.

5. CONSULTATIONS

5.1 Final Draft Housing Supplementary Planning Document (Final Draft Housing SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 22 December 2021.

The consultation was noted.

5.2 Cheshire East Council's balanced budget consultation

Information for the consultation is attached and available from www.cheshireeast.gov.uk/BudgetEngagement Closing date for comments is 4 January 2022.

The consultation was noted.

5.3 Draft Speed Management strategy Consultation

Information for the consultation is available from <https://surveys.cheshireeast.gov.uk/s/SpeedManagementStrategyConsultation/> Closing date for comments is 31 January 2022.

Resolved: That the consultation be deferred to the next meeting of the Committee for further consideration.

5.4 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

The consultation was noted.

5.5 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

This item is a duplication of 5.4 and so was not considered.

6. CORRESPONDENCE

6.1 Planning Inspectorate

Email received 30th November concerning an inquiry in Sandbach Town Hall on 24 May 2022 regarding the stopping up of Footpath 14 in the Parish of Sandbach and how comments can be made.

Resolved: That the Correspondence be deferred until the next meeting of the Committee for further consideration.

6.2 Cheshire East Council

Email received 6th December concerning CIL payments. This email is being brought to the Planning Committee as a reminder of CIL monies. The annual report will be actioned by officers and does not require consideration.

Resolved: That it be recommended at Budget setting that £5000 of CIL monies be put towards the Small Common Refurbishment Project with £862.86 being retained.

7. SANDBACH NEIGHBOURHOOD PLAN RESPONSE TO QUESTIONS RAISED BY EXTERNAL EXAMINER

Resolved: That the response be submitted by the Meeting Clerk.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Wednesday, 12 January 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.33pm

Cllr G Merry

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SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning & Consultation Committee held at
7.00pm on Monday 7th March 2022 in Sandbach Town Hall.

PRESENT Councillors G Merry (Chair)
 R Hovey
 S Broad
 G Price Jones
 P Eaton

1. APOLOGIES FOR ABSENCE

Cllr S Crane
Cllr M Muldoon

2. DECLARATIONS OF INTEREST

None.

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

**3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE
MEETING HELD ON 13 DECEMBER 2021 AND 24 JANUARY 2022.**

*The minutes 13 December minutes were not considered due to an inquorate
number of Members from that Meeting and were deferred until the next meeting
of the Committee.*

Resolved: That the minutes of the meeting of 24 January 2022 be approved.

4. PLANNING AND CONSULTATION COMMITTEE TERMS OF REFERENCE

[Attached: Committee Terms of Reference
Lead: Chair of Planning and Consultation Committee

Resolved: That the TOR be recommended to Council for approval with the
following changes:

Point 3 – To include: to approve spend in relation to the Neighbourhood Plan, in
accordance with the Council’s financial regulations.

Point 17 – Change District Council to Borough Council.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 18.02.22 response to Cheshire East by 04.03.22

22/0490C Slieve Donard, 23, The Hill, Sandbach, CW11 1JJ

Alterations and Extension

Resolved: No objection

22/0193C Hassall Road, Sandbach, CW11 4HN

Proposed two storey oak frame rear extension with slate roof, glazed walls to rear and side and bifold doors into garden.

Resolved: No objection.

22/0545C 18 Brookland Drive, Sandbach, CW11 2LX

Second-storey extension to detached bungalow and single-storey front extension to attached garage.

Resolved: No objection. Members would be concerned if boundaries to the plot were to be increased in height, given that the application refers to increasing privacy and amenity space.

Submitted WE 25.02.22 response to Cheshire East by 23.03.22

22/0429C 31 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use for an area of unregistered land to residential garden.

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.

22/0584C 27 Teddy Gray Avenue, Sandbach, CW11 3AR

Change of use of former scrub land to residential garden. Removal of dying trees, building developer waste and local fly tip area. Planting of hedging and trees.

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.

22/0794C 5 Dingle Lane, Sandbach, CW11 1FY

Deconstruction of existing side conservatory. Render front and side elevations. Solar panels proposed on the south/west roof elevation. Proposed loft conversion and velux windows to be added to the roof, with internal remodel at ground floor. Window design to the side elevations to match the existing front elevation, front bay removed and large rear glazing unit to be added.

Resolved: No objection, subject to the Heritage Officer's Comments

Submitted WE 04.03.22 response to Cheshire East by 23.03.22

22/0562C 135 Middlewich Road, Sandbach, CW11 1JD

Construction of car port.

Resolved: Members **OBJECT** to this application. The pitched tiled roof is not in keeping with the street scene.

22/0813C 7 Laurel Close, Sandbach, CW11 4EQ

Side extension

Resolved: No objection.

22/0643C The Lion, 17 High Street, Sandbach, CW11 1AH

Single storey rear extension with 2 sets of bifolding doors and a glass roof lantern.

Resolved: No objection. Members would like to draw the officer's attention to potential additional noise that would disturb residents of Hope Street.

22/0644C The Lion, 17 High Street, Sandbach, CW11 1AH

Listed building consent for single storey rear extension with 2 sets of bifolding doors and a glass roof lantern.

Resolved: No objection. Members would like to draw the officer's attention to potential additional noise that would disturb residents of Hope Street.

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

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

Resolved: No objection providing boundary issues have been resolved.

22/0679C 32 Ruscoe Avenue, Sandbach, Cheshire, CW11 3HG

To remove an old concrete garage and rotten wood summer house/storage building, the to replace them with a larger single timber framed, cladded garage/storage shed.

Resolved: No objection.

6. CONSULTATIONS

6.1 Little Bollington Neighbourhood Forum Consultation

Information for the consultation is available from the consultation portal on the CEC website: https://cheshireeast-consult.objective.co.uk/portal/planning/np/little_bollington_neighbourhood_forum_consultation

Closing date for comments is 7pm 21st March 2022

Resolved: Members support the Neighbourhood Plan.

7. CORRESPONDENCE

7.1 Cheshire East Council [Deferred from the last Committee Meeting – GM to provide update]

Email received 14th January regarding a Cheshire East Air Quality Update. *An update was received from Cllr Merry – Members felt that the update seemed reasonable.*

7.2 Cheshire East Council

Email received 25th January regarding Cheshire East Commuted Sums.
Resolved: That the correspondence is received and noted.

7.3 Sandbach Footpath Group

Email received 27th January regarding email from the Committee Clerk offering the help of the Committee in relation to FP14.
Resolved: That the correspondence is received.

7.4 Cheshire East Council

Email received 7th February regarding a appeal against the refusal of 21/2605C.
Resolved: Members fully support the Planning Officer's objection and strongly oppose construction of a garage in the front garden of a prominent location on a main road into Sandbach.

7.5 Planning Inspectorate

Email received 8th February 2022 regarding FP14.
Resolved: That the correspondence is received.

7.6 WSP

Letter received 8th February inviting Councillors to comment on development Proposals for Wrights Lane, Sandbach. – Consultation runs until 17th February.
Resolved: That the meeting Clerk invites WSP to a session prior to the next Planning meeting to speak.

7.7 Cheshire East Council

Email received 10th February regarding a appeal against the refusal of 21/4673C
Resolved: That the correspondence is received.

7.8 Cheshire East Council

Email received 18th February regarding a appeal against the refusal of 21/4960C.

Resolved: That members support the Officer's conclusion.

7.9 Cheshire East Council

Email received 22nd February regarding Neighbourhood Planning Digital Drop in Session.

Resolved: That the meeting clerk circulated to the Neighbourhood Plan Group.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 28 March 2022 at 7pm in Sandbach Town Hall.

Meeting closed 8.20pm

Cllr G Merry

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Town and Country Planning Act 1990
CHESHIRE EAST BOROUGH COUNCIL
(SANDBACH – GRANGE WAY/LAWTON WAY ESTATE)
TREE PRESERVATION ORDER 2022

The Cheshire East Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

This Order may be cited as **CHESHIRE EAST BOROUGH COUNCIL (SANDBACH – GRANGE WAY/LAWTON WAY ESTATE) TREE PRESERVATION ORDER 2022**

1. Interpretation

2.— (1) In this Order “the authority” means the Cheshire East Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

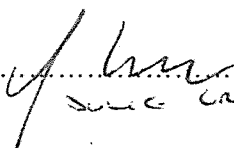
Application to trees to be planted pursuant to a condition

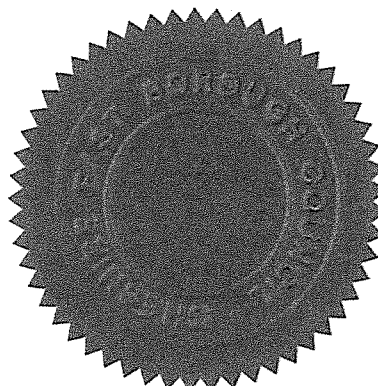
4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 16th day of March 2022

The Common Seal of Cheshire East Borough Council

was affixed to this Order in the presence of—


Doree Lacey



13673 (2)

CONFIRMATION OF ORDER

6.1

This Order was confirmed by **Cheshire East Borough Council** without modification on the day of

OR

This Order was confirmed by the **Cheshire East Borough Council** subject to the modifications indicated by on the day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by **Cheshire East Borough Council** on day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by the **Cheshire East Borough Council** on the day of by a variation order under reference number a copy of which is attached

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the **Cheshire East Borough Council** on the day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

SCHEDULE
Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference Map</i>	<i>on</i>	<i>Description</i>	<i>Situation</i>
T1		Fruit apple	Standing on the northern verge at the junction of Lawton Way and Grange Way Grid Ref: 374,521 – 361,199
T2		Norway Maple	Standing on a verge to the north side of Lawton Way Grid Ref: 374,446 – 361, 220
T3		Cherry	Standing on a verge at the junction of Dane Close with Lawton Way Grid Ref: 374,272– 361, 419
T4		Cherry	Standing on open space to the east side of 27 Bollin Close Grid Ref: 374,406– 361, 460
T5		Silver birch	Standing on open space to the east side of 54 Roman Way Grid Ref: 374,267– 361, 499
T6		Lime	Standing on open space to the north of 65 Roman Way Grid Ref: 374,271– 361,550
T7		Beech	Standing on verge to the north of 11 Gowy Close Grid Ref: 374,229– 361, 603
T8		Whitebeam	Standing on verge to the front of 11 Gowy Close Grid Ref: 374,239– 361, 604
T9		Norway maple	Standing on verge to the front of 9 Gowy Close Grid Ref: 374,245– 361, 595
T10		Whitebeam	Standing on verge to the east of 7 Dean Close Grid Ref: 374,289– 361, 662
T11		Hornbeam	Standing on verge to the west of 2 Pickmere Close Grid Ref: 374,517– 361, 299

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
A1	The trees of whatever species located within area marked A1 on the map	Area of Public Open Space accessed from Grange Way, Brookmere Close, Ellesmere Close and Manifold Close Grid Ref: 374,447– 361,565

Groups of trees

(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
G1	2 Lime	Standing on the southern verge at the junction of Lawton Way and Grange Way Grid Ref: 374,526 – 361,176
G2	1 Oak & 1 Lime	Standing in an area of open space to the east side of Lawton Way Grid Ref: 374,292 – 361,416
G3	2 Horse chestnut	Standing on open space between 10 & 12 Bollin Close Grid Ref: 374,348 – 361,463
G4	2 Whitebeam	Standing on open space to the north of 1 Redesmere Close Grid Ref: 374,348 – 361,463

Woodlands

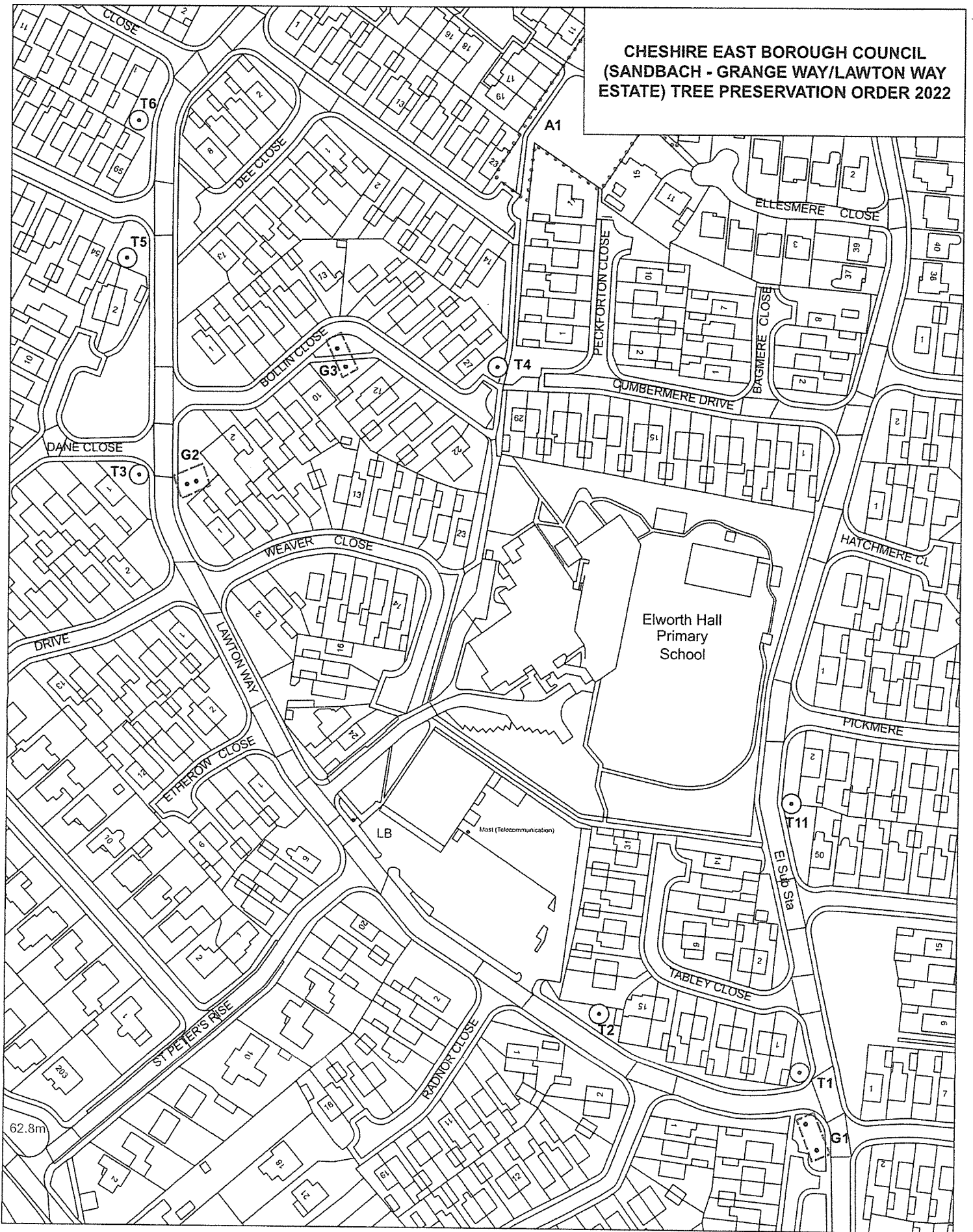
(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
	None	

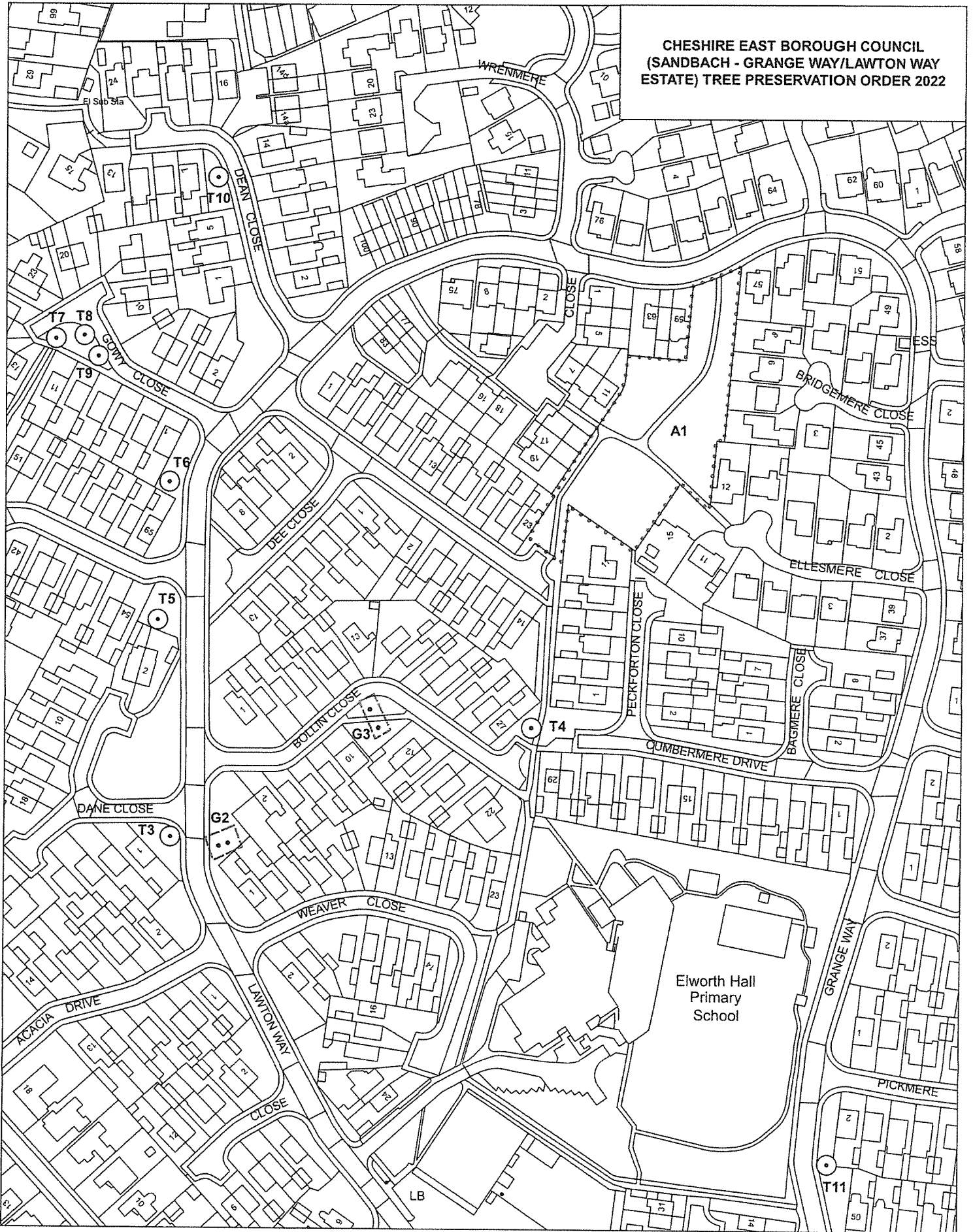
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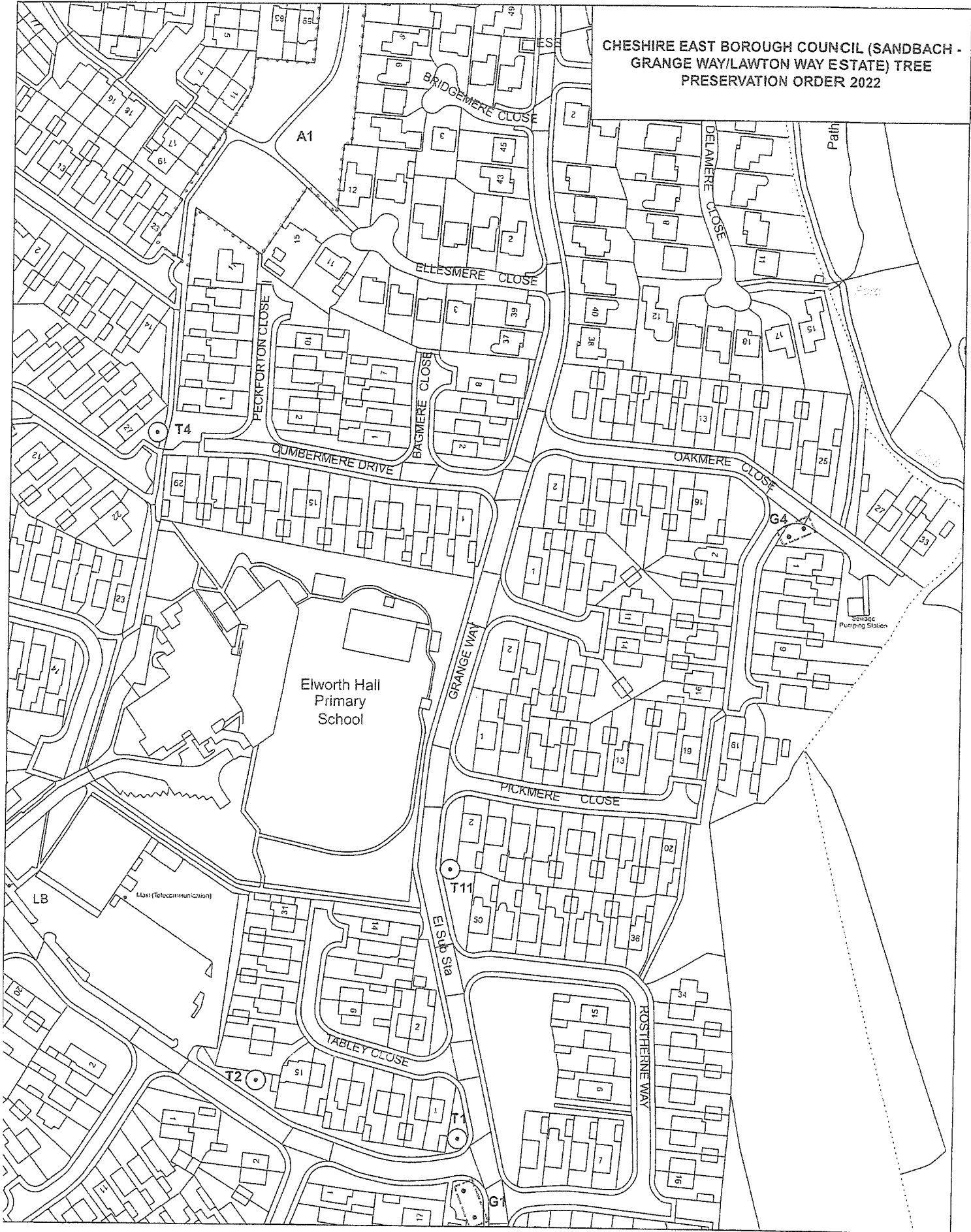
CHESHIRE EAST BOROUGH COUNCIL
(SANDBACH - GRANGE WAY/LAWTON WAY
ESTATE) TREE PRESERVATION ORDER 2022



CHESHIRE EAST BOROUGH COUNCIL
(SANDBACH - GRANGE WAY/LAWTON WAY
ESTATE) TREE PRESERVATION ORDER 2022



CHESHIRE EAST BOROUGH COUNCIL (SANDBACH -
GRANGE WAY/LAWTON WAY ESTATE) TREE
PRESERVATION ORDER 2022



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IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**TOWN AND COUNTRY PLANNING ACT 1990
As amended by the Town and Country Planning (Tree Preservation) England
Regulations 2012****CHESHIRE EAST BOROUGH COUNCIL (SANDBACH – GRANGE WAY/LAWTON WAY
ESTATE) TREE PRESERVATION ORDER 2022**

THIS IS A FORMAL NOTICE to let you know that on **16th March 2022** the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given in the enclosed leaflet *Protected Trees: A Guide to Tree Preservation Orders*, produced by the Communities and Local Government

The Council have made the Order:

- a) In the interests of maintaining the amenity of the area in which the trees stand, in that they are considered to be a long-term amenity feature.
- b) Such amenities are enjoyed by the public at large and without the protection the Order affords; there is a risk of the amenity being destroyed.
- c) The trees have been assessed in accordance with the Council's Amenity Evaluation Checklist, and it is considered expedient in the interests of amenity to make provision for their long-term retention.
- d) In the interests of securing the retention and enhancement of established tree cover in accordance with the strategic goals and priorities of the Cheshire East Council Environmental Strategy and Green Infrastructure Plan

The Order took effect, on a provisional basis, on **16th March 2022**.

It will continue in force for a further six months or until the Order is confirmed by the Council, whichever first occurs.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **21st April 2022**.

Your comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Send your comments to me at the address below. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this Notice, please contact Emma Hood, Environmental Planning, Cheshire East Council, PO Box 606, Municipal Buildings, Earle Street, Crewe, CW1 9HP (Tel: 01625 383329).

Emma Hood

Date: 16th March 2022

Arboricultural Officer
Environmental Planning/
Cheshire East Council
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

OBJECTIONS AND REPRESENTATIONS

6.(1) Subject to paragraph (2), objections and representations:

(a) shall be made in writing and:

(i) delivered to the Authority not later than the date specified by them under Regulation 5(2)(c); or

(ii) sent to the Authority in a properly addressed and prepaid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The Authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



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AEC – LANDSCAPE APPRAISAL

PHOTOGRAPHS OF TREES, THE SITE AND SURROUNDINGS

REFERENCE:	70-273
SITE NAME:	Grange Way/Lawton Way Estate - Sandbach
DATE OF VISIT:	3 rd March 2022
COMPLETED BY:	E Hood
NOTE:	
TREES PROPOSED FOR FORMAL PROTECTION:	11 individual trees, 4 groups and 1 Area

PICTURE DESCRIPTION	PICTURE
Looking south from junction of Lawton Way and Grange Way towards G1 & north towards T1	
Looking north from Lawton Way to T2 & looking north east towards G2	

Looking north along Lawton Way towards T3



Looking east along Bollin Close to G3 and looking north at end of Close to T4



Looking west to T5 Silver birch , Goat Willow to right not protected due to damage to surface roots



Looking south to T7 Beech at end of Gowy Close and & looking west to T6 at west side of Lawton Way



Looking south west along Gowy
Close to T8 & T9 and to south
down Dean Close at T10



Scattered trees within area A1



Scattered trees within area A1



Looking south along Grange Way to T11



Looking southeast to trees in G4



Amenity Evaluation Checklist

Completed by: E HOOD

Date form completed: 11/03/2022 Form status: Completed

Reference: 70-273

Attachments:

Address: GRANGE WAY AND LAWTON WAY ESTATE

Town: SANDBACH

Postcode: CW11 1ES

Ward: Sandbach Elworth

1. BACKGROUND FILE CHECK:

Any existing TPOs on or adjacent to the site/land? Yes

Is the site within a conservation area? No

Is the conservation area designated partly because of the importance of trees? N/A

Is the site adjacent to a Conservation Area? No

Are there any Listed Buildings on or adjacent to the site? No

Local Plan land-use designation

Are there currently and designated nature conservation interests on or adjacent to the site?

Relevant site planning history (incl. current applications) 21/3502C - Proposed 2no detached bungalows on currently redundant land - Refused 10/11/2021

STATUTORY CONSULTEES

Are there any Scheduled Ancient Monuments on or adjacent to the site? No

Is the land currently safeguarded under the Town & Country Planning (Aerodromes & Technical Sites) Direction 1992? No

Does the Forestry Commission currently have an interest in the land? No

Grant scheme

- Forestry Dedication Covenant
- Extant Felling Licence
- Are any of the trees situated on Crown Land? No
- Are any of the trees situated on NHS land? No
- Is the land owned by this Local Authority No
- Is the land owned by another Local Authority No

2. MOTIVATION

- Development Control
- Application Ref
 - Committee deadline
 - Development Control Office comments

- Conservation Area Notification
- Application ref
- Date of registration
- Expiry date
- Emergency action
(immediate threat to the trees)
- Strategic inspection
- Change to Local Plan land-use
- Change in TPO legislation
- Sale of Council owned land
- Reviewing existing TPO
- Hedgerow Regulations 1997

3. SOURCE

Source Tree officer

4. LANDSCAPE APPRAISAL

Site visit date 03/03/2022

Inspecting Officer E HOOD

Site description

The estate comprises of residential properties located on cul de sacs and roads extending off the main circular loop of Grange Way and Lawton Way. The estate benefits from wide grassed verges containing semi mature and early mature trees many of which would have been planted at the time of the original development, many of which are still maintained by Cheshire East Council. Many of the verges over time have been advertised for sale and transferred to private properties and prospective developers with a large area of clear felling having occurred in one area w/c 1st March 2022.

Description of surrounding landscape character

The site is located 1.6 kilometers to the north west of Sandbach Town Centre within the village of Elworth. The area comprises of properties dating from the 1970s and is characterised by cul de sacs linked by public walk ways with shrub beds and established trees on verges and areas of open space throughout

Statement of where the trees are visible from

Grange Way and Lawton Way and numerous cul de sacs and footpaths

annotate map

Photograph the trees, the site and surroundings



No picture inserted

annotate map

Landscape function

- Road frontage (classified)
- Road frontage (unclassified)
- Glimpses between properties or through gateways
- Filtered views

Visual prominence

- Neighbourhood, estate, locale
- Site and immediate surroundings

Species suitability for the site

Particularly suitable

Condition

Good

Past work consistent with prudent arboricultural management?

Yes

Are past works likely to have compromised long term retention?

No

Will past work necessitate any particular future management requirements?

All trees considered for protection appear to be of good vitality and present no features likely to affect long term physiology or stability of trees

Tree size (at maturity)	Medium (between 8m and 15m)
Presence of other trees	Low percentage tree cover
Define visual area/reference points	

BENEFITS

Are the benefits current?	Yes
Assessment of future benefits (future growth potential; continuity/sustainability of tree cover; development)	The trees present both current and future growth potential and can be managed appropriately in their present condition
Assessment of importance as a wildlife habitat	May present features suitable for nesting and roosting birds
Additional factors	<input checked="" type="checkbox"/> Part of deliberate composition (avenue/focal point)

5. EXEMPTIONS (TCPA 1990)

Are any of the trees obviously dead, dying or dangerous	No
Are there any statutory obligations which might apply? (consider: Highways Act 1980, Electricity Act 1989, Civil Aviation Act 1982)	No
Is there any obvious evidence that the trees are currently causing any actionable nuisance?	No
Based on the trees in their current locations, is the likelihood of future actionable nuisance reasonably foreseeable?	No
Is there any Forestry Commission interest in the land?	No

6. EXEMPTIONS (MODEL ORDER):

Are there any extant planning approvals on the site which might compromise retention of the trees?	No
Are there any lapsed planning approvals which might have compromised the trees?	No
Are any of the trees obviously cultivated for commercial fruit production?	No

Are any of the trees situated on or adjacent to a statutory undertaker's operational land? **Yes**

Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest? **No**

7. COMPENSATION:

Do any of trees currently show any obvious signs of causing damage?

If Yes provide details

Based on the trees in their current locations, is the risk of future damage reasonably foreseeable?

If yes provide details

Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent? **N/A**

If yes provide details

8. HEDGEROW TREES:

Individual standard trees within a hedge **No**

An old hedge which has become a line of trees of reasonable height **No**

Are the "trees" subject to hedgerow management? **No**

Assessment of past hedgerow management **N/A**

Assessment of future management requirements **N/A**

9. MANAGEMENT:

Are the trees currently under good arboricultural or silvicultural management? **Yes**

Is an order justified? **Yes**

Justification (if required)

To ensure the long term retention of amenity trees which are at risk of removal

10. DESIGNATIONS:

a. Individual

Do the trees merit protection as individual specimens in their own right? **Yes**

b. Group

Does the overall impact and quality of the trees merit a group designation? Yes

Would the trees reasonably be managed in the future as a group? Yes

c. Area

Area

- Does the 'area' comprise scattered individual trees?
- Is the area classification warranted as an emergency measure?
- Is the area designation intended as a temporary measure, pending future reclassification?

d. Woodland

Woodland

11. MAP INFORMATION:

Identify the parcel of land on which the trees are situated.
(Outline in **red** on the attached location plan)

Identify all parcels of land which have a common boundary with the parcel concerned
(Outline in **green** on the attached plan)

Identify all parcels of land over which the physical presence of the trees is situated, or that they could reasonably be expected to cover during their lifetime
(Cross hatch on the plan)

12. LAND OWNERSHIP:

Land ownership details (if known) See list of persons served with TPO

Land Registry search required?

13. SUPPLEMENTARY INFORMATION:

Has a detailed on-site inspection been carried out? Yes

Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection? Yes

Provide details of trees to be excluded Trees which were identified to be in decline, to contain defects or evidence of fungal pathogens likely to affect their structural integrity and those trees with a very close relationship to property were excluded from the TPO

Additional publicity required?

Relevant Local Plan policies

Cheshire East Local Plan

SE5 Trees, hedgerows and woodlands

SE3 Biodiversity and Geodiversity

Statement of reasons for promoting this Order

In the interests of maintaining the area in which the trees stand, in that they are considered a long term amenity feature

Such amenities are enjoyed by the public at large and without the protection an Order affords, there is a risk of the amenity being destroyed

The trees have been assessed in accordance with the Councils Amenity Evaluation Checklist and it is considered expedient in the interests of amenity to make provision for the trees long term protection

In the interests of securing the retention and enhancement of established tree cover in accordance with the strategic goals and priorities of the Cheshire East Council Environmental Strategy and Green Infrastructure Plan

14. SUMMARY:

Would loss of the trees have a significant impact on the local environment?	Yes
Will a reasonable degree of public benefit accrue?	Yes
Is an Order in the interests of amenity?	Yes
Is an Order expedient in the circumstances?	Yes

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