

# 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 5pm on the day of the meeting.**

Agenda for the meeting to be held on Monday, 27th 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.

### **3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 6 JUNE 2022**

To approve the minutes of the meeting of 6th June 2022 as a true record of the meeting.

### **4. OBSERVATIONS ON PLANNING APPLICATIONS**

Submitted WE 10.06.22 response to Cheshire East by 28.06.22

22/2263C 1 Oakmere Close, Sandbach, CW11 1WN

Single story rear and side extension.

22/2026C Sandbach Commercial Dismantlers Limited, Moston Road, Sandbach

Removal of existing ancillary officer accommodation and replacement with two-storey ancillary office building and associated works.

22/2317C 48 Marsh Green Road, Sandbach, CW11 3BQ

Single storey rear extension.

22/1815C Taxmere Farm, Newcastle Road, Arclid, CW11 2SJ

Demolition of former cattle shed and erection of 1 dwelling in the same footprint of shed. Erection of detached garage.

Submitted WE 17.06.22 response to Cheshire East by 08.07.22

None received.

Submitted WE 24.06.22 response to Cheshire East by 15.07.22

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. CHESHIRE COMMUNITY ACTION MEMBERSHIP**

[Attached: Associated Documents]

Lead: Meeting Chair

Action: To confirm if Sandbach Town Council will renew membership with Cheshire Community action for 2022-23 at a cost of £100.

## **6. CONSULTATIONS**

### **6.1 Cheshire East Enhanced Partnership Plan & Scheme Consultation.**

Details of the consultation are attached and available at:

[https://www.cheshireeast.gov.uk/public\\_transport/transport\\_strategies.aspx](https://www.cheshireeast.gov.uk/public_transport/transport_strategies.aspx) . The deadline for comment is 11<sup>th</sup> July 2022.

### **6.2 Proposal to permanently expand Wheelock Primary School**

Details of the consultation are attached and available at:

[https://www.cheshireeast.gov.uk/schools/school\\_organisation/wheelock-primary-school-proposal-to-permanently-expand.aspx](https://www.cheshireeast.gov.uk/schools/school_organisation/wheelock-primary-school-proposal-to-permanently-expand.aspx). The deadline for comment is 18<sup>th</sup> July 2022.

## **7. CORRESPONDENCE**

None.

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

The next Planning Committee meeting will take place on Monday, 18 July 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

Minutes of the Meeting of the Planning & Consultation Committee held at  
7.00pm on Monday 6<sup>th</sup> June 2022 in Sandbach Town Hall.

<b>PRESENT</b>	Councillors	R Hovey (Chair) G Merry S Broad D Poole K Flavell M Muldoon
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### 1. APOLOGIES FOR ABSENCE

Cllr G Price Jones

No apologies received: Cllrs S Crane and P Eaton

### 2. DECLARATIONS OF INTEREST

Cllr Muldoon declared a none-pecuniary interest in 21/6399C

*Prior to adjourning the meeting the new Chair thanked the outgoing meeting Chair for their hard work done in the post for the last 12 months.*

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

#### **Speaker 1**

The resident spoke regarding Dane Close, and noted that Cheshire East Council had formally maintained pockets of land in the area which are all now privately owned. Cheshire East Council have recently stopped maintaining the land, which is now becoming an overgrown eyesore due to the owners not maintaining it themselves.

Residents would like maintenance to continue, and for the Planning Enforcement department at Cheshire East Council to resolve this situation with the owners.

#### **Speaker 2**

The speaker referenced a report on S106 money published by Cheshire East Council where it was noted that Elworth Park was given circa £150,000 in funds. The Committee was asked if they can find out if all the money has been spend.

Cllr Flavell agreed to look into this matter as a Cheshire East Ward Councillor.

**Speaker 3 – Cllr Nicola Cook**

Cllr Nicola Cook described the situation regarding pockets of land around Dane Close in Elworth as a “Highley Stressful Situation” with the land not being maintained by Cheshire East Council in a consistent way. The trees getting destroyed are an eyesore.

Residents have spent many hours trying to further this issue with an approach made to CEC Enforcement to see if a Section 215 notice can be applied. Residents have been told by CEC that it cannot as this is not a health and safety issue.

Will Sandbach Town Council send a letter of support to CEC to stress that a S215 is required.

**Speaker 4**

It was noted that the whole of the Dane Close estate is a disgrace with the footpath in very poor condition. It is time that something is done about this.

Cllr Flavell agreed to look into the condition of the footpaths as a Cheshire East Ward Councillor.

**Speaker 5**

The resident explained that the sale of land in the Dane Close area has been going on for a long time, that it shouldn't happen and that the whole estate is upset about the current issues.

As there were no more questions, the Chair reconvened the meeting.

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### **3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 11 MAY 2022**

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

**Resolved:** No objection.

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.

**Resolved:** No objection.

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.

**Resolved:** No objection.

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.

**Resolved:** No objection, however, members would like to draw the Planning Officer's attention to the pump house position which may affect nearby Neighbour amenity with noise.

22/1744C Land off Abbey Road, Sandbach.

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

**Resolved:** Members **OBJECT** to any changes in S106 agreements that impact funding for compensative measures for problems caused by new large developments.

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

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

**Resolved:** Members have no objection to the change of use, however, they would like to be reassured that:

- Parking is retained
- That the flats and fire escapes are all in adherence with fire safety regulations and building regulations.

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

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

**Resolved:** No objection.

22/1843C Sewage works, Senderfield Lane, Sandbach

Construction of 3 control kiosks.

**Resolved:** No objection.

Submitted WE 03.06.22 response to Cheshire East by 22.06.22

22/2237C 4 Ivy Close, Sandbach, CW11 4LE

Installation of white PVCu conservatory

*No documents were available on the Cheshire East Council Planning Portal, and so Members were unable to comment on the application.*

22/2212C 20 Gawsorth Drive, Sandbach CW11 1DY

Single storey side extension

**Resolved:** No objection.

## 5. CONSULTATIONS

### 5.1 Cheshire East Site Council – Event Proposal

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

*Whilst members applaud the initiative of the applicant in trying to bring a new event to Sandbach, concerns were raised about the choice of venue.*

*Members hold concerns over the following:*

- *Noise generation from the event affecting nearby residents*
- *How non ticket holders who congregate in the section of the retained car park to watch/listen to the event can be controlled.*
- *The event will take away a large amount of the public car parking available in Sandbach for this bank holiday weekend.*

*Members suggested that a more appropriate location for this event may be on one of the local sports clubs grounds (Rugby Club, Football Club or Cricket Clubs) who have all hosted similar events in the past.*

**Resolved:** That Members comments as detailed above are submitted to CEC by the Meeting Clerk.

## 6. CORRESPONDENCE

### 6.1 A Resident

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

*This correspondence was dealt with in one item alongside item 6.2*

### 6.2 A Resident

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

*Councillor Flavell was in attendance and provided an update on the State of Green Space around Dane Close, Sandbach. She explained that this issue is now going through the relevant process at Cheshire East Council with the current step being the sending of letters to the land owners asking them to clear the land. This could potentially be eventually escalated to a S215 notice should all other measures and approached fail.*

*Cllr Flavell noted that Cheshire East Council had stopped maintain the land as it is not owned by them, and because they have no permission from the landowner to maintain.*

**Resolved:** That the Sandbach Town Council Planning Committee submit a letter to Cheshire East Council supporting Cllr Flavell's efforts as CEC Ward Councillor to press for a resolution to this distressing situation.

## 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.

Meeting closed 8.32pm  
Cllr R Hovey  
MW

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Dear Clerks,

We hope you are all keeping well.

We would like to invite you to join Cheshire Community Action as members for 2021-22.

I would ask that you support us in taking up membership , it is only with the support of our members that we can continue to provide the services we do.

Parish and Town Council members will receive:

- One free consultation where you can invite a member of the CCA team to one of your council meetings to give presentations and advice on neighbourhood planning, housing needs, asset transfer or a community project or initiative.
- 10% discount on day rates for our successful not-for-profit neighbourhood planning consultancy service, which has helped around 60 local communities in the preparation of their neighbourhood plans, and which can assist at all stages in the development or review of your plan.
- 10% discount on day rates for our independent housing needs surveys and assessments, which give Parish and Town Councils useful evidence for: commenting on planning applications, influencing planning policy consultations, developing small affordable and community-led housing schemes and, producing neighbourhood plans.

Members also benefit from:

- CCA funding advice and;
- E-news updates on issues and activities relevant to Cheshire communities.

Please note if you join as both Parish Council and Community Building Members there is a £10 discount on the total amount

To join **please complete the attached form** and return to me via email or post (details on the form).

If you have any questions, please feel free to contact me.

Kind Regards,

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Copy sent to:  
Town & Parish Clerks

Place Directorate  
Floor 6, Delamere House  
Delamere Street  
Crewe  
CW1 2JZ

19<sup>th</sup> July 2021

Tel: 0300 123 5020  
Email: [BSIP@cheshireeast.gov.uk](mailto:BSIP@cheshireeast.gov.uk)

Dear Town/Parish Clerk,

**NOTICE THAT AN ENHANCED PARTNERSHIP PLAN AND ENHANCED PARTNERSHIP SCHEME HAVE BEEN PREPARED BY CHESHIRE EAST BOROUGH COUNCIL.**

This is a notice to confirm that Cheshire East Borough Council, in collaboration with operators of qualifying local bus services, has prepared an Enhanced Partnership (EP) Plan and EP Scheme for the borough, as required and set out in section 138F of the Transport Act 2000. Digital copies of Cheshire East's EP Plan and EP Scheme documents have been published [online](#) and shared attached to this letter.

The EP Plan and EP Scheme together implement the Cheshire East Bus Service Improvement Plan (BSIP) for the region, to deliver better bus services for local people and meet wider local transport plan objectives.

- The EP plan – contains high-level vision and objectives for bus services in the local area and reaffirms objectives and targets set out within relevant sections of the BSIP.
- The EP scheme - sets out the precise detail of how the BSIP vision and objectives will be achieved, including any commitments made by the local authority or standards to be met by bus operators.

You have been sent this notice as you have been identified by Cheshire East Borough Council as a statutory consultee and therefore, we present the opportunity for you to comment on and influence our proposals as detailed within our Enhanced Partnership Plan and Enhanced Partnership scheme documents. The EP documents along with the latest BSIP can be found on the Council's Transport Strategies webpage, along the following link:

[https://www.cheshireeast.gov.uk/public\\_transport/transport\\_strategies.aspx](https://www.cheshireeast.gov.uk/public_transport/transport_strategies.aspx)

Any comments should be sent to Cheshire East Borough Council by 11/07/2022, by email to [BSIP@cheshireeast.gov.uk](mailto:BSIP@cheshireeast.gov.uk) or by post to the following address:

*Place Directorate  
Floor 6, Delamere House  
Delamere Street  
Crewe  
CW1 2JZ*

All comments received will be analysed and resulting changes to the EP Plan and EP Scheme documents will be incorporated where necessary.

For further information, please contact [BSIP@cheshireeast.gov.uk](mailto:BSIP@cheshireeast.gov.uk)

Thank you for your continued support throughout the development of the BSIP and these EP Plan and EP Scheme documents. Cheshire East Borough Council looks forward to continuing to work with you to deliver services, improve the network and generate benefits for passengers across the borough.

Yours sincerely,



Richard Hibbert  
Head of Strategic Transport & Parking  
[Richard.Hibbert@cheshireeast.gov.uk](mailto:Richard.Hibbert@cheshireeast.gov.uk)

## Appendix A: DfT Guidance on Qualifying Bus Services

A service is a "qualifying local service" for objection purposes if it is a registered local bus service which has one or more stopping place within the geographical area of the EP plan or scheme concerned and it is not an excluded service. An excluded service:

- Is a service run under sections 89 to 91 of the Transport Act 1985 where the authority retains all the revenue from that service;
- is a registered local service which is an excursion or tour;
- Is a service operated under Section 22 of the Transport Act 1985 (a community bus service). An EP does not apply to this type of registered service - although there is nothing to prevent the operator from voluntarily complying with some or all of the EP requirements that would otherwise apply to that service; or
- The service has 10% or less of its overall distance (not just the distance within the EP plan or scheme) registered as a local bus service. (This might include interurban or other long-distance scheduled services that are not generally used for local journeys within the EP area but may use bus stops within it).

Whether or not a particular service is a qualifying local service is determined on its status on the day before this notice was issued.

*Note: The exemptions above apply only to the objection mechanism. All local services registered with the traffic commissioner that are operating on the date a scheme is made (except section 22 Community Bus Services), or begin operating after that date, will need to comply with the requirements of the scheme – unless the EP itself exempts certain classes of local services.*

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Dear Colleagues,

## **PROPOSAL TO PERMANENTLY EXPAND WHEELOCK PRIMARY SCHOOL**

The Board of Trustees is seeking to support the Local Authority in meeting its statutory duty to provide school places by proposing to permanently expand Wheelock Primary School by 105 places from Reception to Year 6, increasing the schools Published Admission Number (PAN) from 45 to 60 children per year.

If the proposal goes ahead 60 places will be offered to children applying for reception places from September 2023. This means that expansion works to enlarge the school will have to be completed in readiness for September 2023.

All feedback will be collated for consideration at a meeting of the Board of Trustees of Wheelock Primary School, whereupon a decision can be taken on whether to proceed with the expansion.

As a key stakeholder, the Academy Trust of Wheelock Primary School would welcome your views on this proposal in order that a fully informed decision can be taken.

### **Feedback your views...**

The 4-week consultation period will run from **20 June to 18 July 2022**. The easiest way to submit your views is by visiting the Councils website where you can read the consultation document and complete the electronic survey before the closing date of **18 July 2022**.

[https://www.cheshireeast.gov.uk/schools/school\\_organisation/wheelock-primary-school-proposal-to-permanently-expand.aspx](https://www.cheshireeast.gov.uk/schools/school_organisation/wheelock-primary-school-proposal-to-permanently-expand.aspx)

All feedback received during the consultation period will be collated and reported back to the Trustees of Wheelock Primary School, they will make a decision on whether to progress with this proposal subject to Regional School Commissioner (RSC) approval. **It is important to note that no decision has been taken at this stage.**

If you have any questions about this email, please do not hesitate to contact us.

Kind Regards,  
School Organisation and Capital Team.

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