

# 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, 18th July 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.

---

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 27 JUNE 2022**

To approve the minutes of the meeting of 27th June 2022 as a true record of the meeting.

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

Submitted WE 01.07.22 response to Cheshire East by 19.07.22

22/2577C Dingle House, 7 Dingle Lane, Sandbach, Cheshire, CW11 1FY

Demolition of existing conservatory, erection of proposed orangery and external alterations.

22/2445C The Pines, 17 Twemlow Avenue, Sandbach, CW11 1GL

Erection of an single storey orangery to the rear elevation of the property. Orangery to measure 4.5 metres by 3.1 metres.

Submitted WE 08.07.22 response to Cheshire East by 25.07.22

22/0842C 8 Dappled White Close, Sandbach, CW11 4AJ

Proposed single storey side extension.

22/2722C 12 Redesmere Close, Sandbach, CW11 1WW

Single storey rear facing extension and side facing carport.

- 22/6909C 4 Brickhouse Barns, Congleton Road, Sandbach, CW11 4SR  
Listed building consent for removal of existing UPVC doors and windows and replacement with new painted timber frames with double glazed units.
- 22/2736C 8 Queens Drive, Sandbach, CW11 1DA  
Single storey rear extension and internal reworks, with fenestration amendments & small second storey rear extension and amendments to the roof.
- 22/2588C 5 Ashley Close, Winterley, CW11 4TW  
Construction of two new dwellings in place of approved one new dwelling.

Submitted WE 15.07.22 response to Cheshire East by 05.08.22

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**

There are none.

## **6. CORRESPONDENCE**

### **6.1 Cheshire East Council**

Email received 4<sup>th</sup> July concerning the confirmation of a TPO for Grange Way/Lawton Way estate. Also attached are additional documents received on 7<sup>th</sup> July to support the initial email.

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

The next Planning Committee meeting will take place on Monday, 8 August 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.**



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.

**Resolved:** Members have no fundamental objection to this application. They do recognise Neighbours concerns and question whether it would be more appropriate for the detached garage to be made of timber construction to fit in with the neighbours garages.

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

**Resolved:** It is confirmed that Members wish to continue with the Membership for 22-23

## 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.

**Resolved:** That the Meeting Clerk contacts Cllr Eaton, as a Cllr who has commented on past consultations regarding buses, to ascertain if she has any issues to highlight.

### 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.

*Members support an expansion of facilities, however they question if transport by bus can be considered as car parking is already an issue.*

**Resolved:** That the Meeting Chair submits a response in line with the Committees thoughts.

**6.3 Cheshire East Council – UK Shared Prosperity Fund**

Information on the Consultation is available at:

<https://www.cheshireeast.gov.uk/business/business-support/business-support-services/uk-shared-prosperity-fund.aspx> The closing date for comments is 12 noon on 4<sup>th</sup> July 2022

*Members were keen in to tie any potential comments into the Sandbach Strategy. They would like to see funding spread over the entire borough and not focused on a select few locations, as the whole borough has seen a population increase. Members also commented that Sandbach needs a new up to date leisure facility.*

**Resolved:** That comments be fed back to the Chief Officer to ascertain if a response is needed at this time.

**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.

Meeting closed 19.50

Cllr R Hovey

MW

**BLANK**

**PAGE**

**Subject:** RE: Confirmation of Cheshire East Borough Council (Sandbach – Grange Way/Lawton Way Estate) Tree Preservation Order 2022

Good morning,

RE: Confirmation of Cheshire East Borough Council (Sandbach – Grange Way/Lawton Way Estate) Tree Preservation Order 2022

On 16th March 2022 the Council made the above Tree Preservation Order.

The Council has considered whether or not the Order should be confirmed (or, in other words made permanent). No formal objections to the Order were received and therefore on the 27th June 2022 the Council decided:

To confirm the Order

Kind regards

**BLANK**

**PAGE**



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—

*[Handwritten signature]*  
Sally Green



13673 (2)

# 6.1

CONFIRMATION OF ORDER

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

27/06/2022

6.1

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**

6.1

**Trees specified individually**  
(encircled in black on the map)

<i>Reference on Map</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)

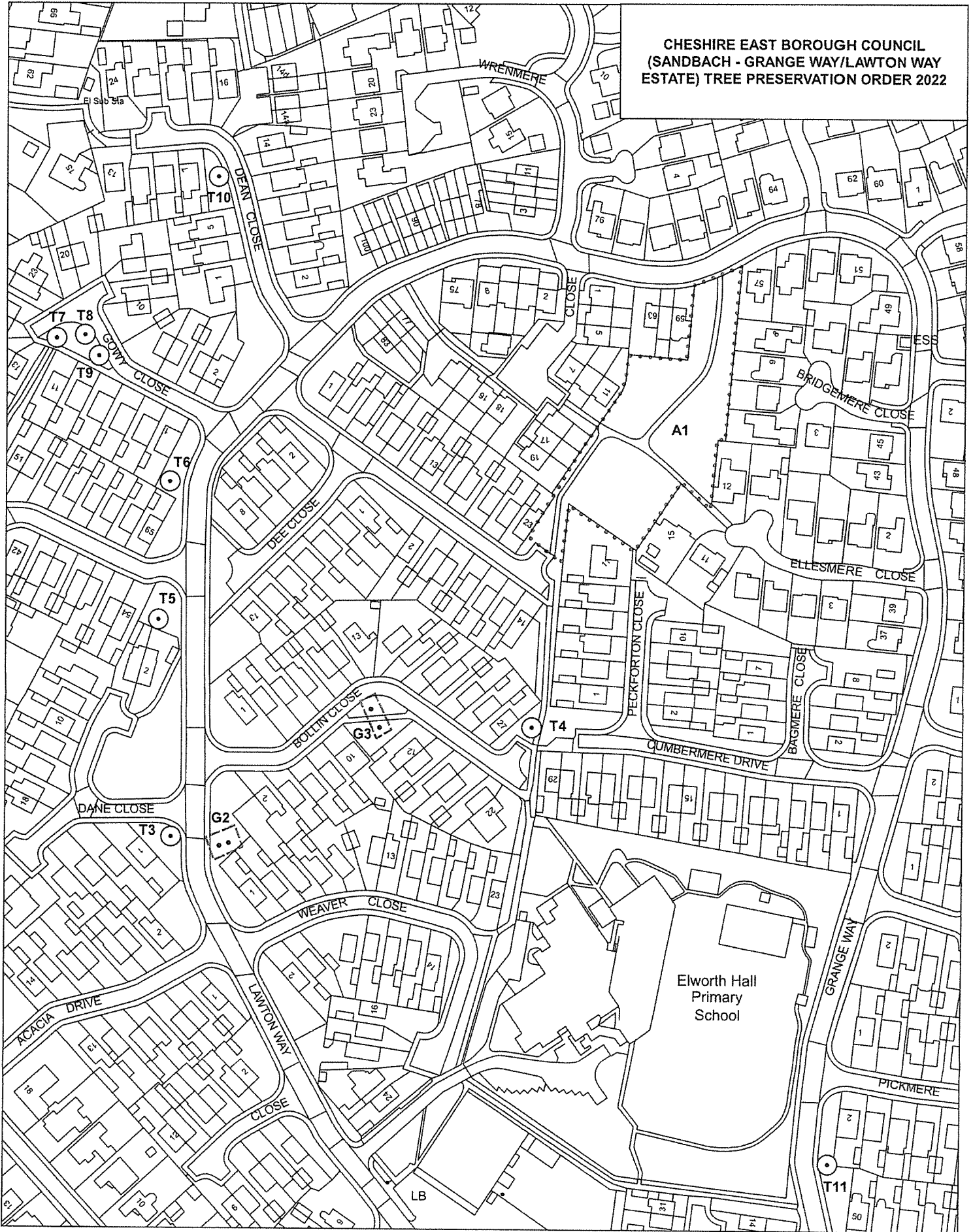
<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
	None	

6.1

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



**BLANK**

**PAGE**

Town and Country Planning Act 1990  
CHESHIRE EAST BOROUGH COUNCIL  
(SANDBACH – DEE CLOSE/LAWTON WAY)  
TREE PRESERVATION ORDER 2021

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 – DEE CLOSE/LAWTON WAY) TREE PRESERVATION ORDER 2021**

**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 *5th* day of *November* 2021

The Common Seal of **Cheshire East Borough Council**

was affixed to this Order in the presence of—

*Deborah C. Nicolson*



# 6.1

CONFIRMATION OF ORDER

This Order was confirmed by **Cheshire East Borough Council** without modification on the day of 14<sup>th</sup> March 2022

6.1

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**

6.1

**Trees specified individually**

(encircled in black on the map)

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

**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>
None		

**Groups of trees**

(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
G1	3 Maple & 1 Oak	Standing in an area of public open space adjacent to 8 Dee Close Grid Ref: 374,289 – 361.521
G2	2 Sweet Chestnut & 1 Maple	Standing in an area of public open space adjacent to 13 Dee Close Grid Ref: 374,292 – 361.491

**Woodlands**

(within a continuous black line on the map)

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

CHESHIRE EAST BOROUGH COUNCIL  
(SANDBACH - DEE CLOSE/LAWTON WAY)  
TREE PRESERVATION ORDER 2021



*Deborah C. Nichol*



1:500

**BLANK**

**PAGE**