



**SANDBACH
TOWN COUNCIL**

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 23 October 2023**
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Committee Members: Cllrs Geraint Price Jones (Chair), Mike Muldoon (Vice Chair), Mark Mitchell, Tim Wheatcroft, Kelvin England, Simon Richards, Robert Gray, Dave Poole, Sandra Broad and John Arnold.

1. APOLOGIES FOR ABSENCE

The Meeting will be clerked by the 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.

3. ITEMS TO BE CONSIDERED IN THE ABSENCE OF PUBLIC AND PRESS

To consider items that, under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for any items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.

Lead: Chair

Action: *To approve any items to be excluded from press and public, if appropriate.*

The Chair of the meeting will adjourn the meeting to allow questions from members of the public relating to items on the agenda.

After the questions, the Chair will reconvene the Meeting.

If a member of the public wishes to speak to an item which is not on the agenda, we request that written confirmation of the question to be raised is received by the Chief Officer three working days prior to the meeting, via chiefofficer@sandbach.gov.uk

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 25TH SEPTEMBER 2023

[Attached: Draft minutes of the meeting]

Action: *To approve the minutes of the meeting of 25th September 2023.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 08.09.23 response to Cheshire East by 25.10.23.

Application received: 06-Sep-2023

23/3379C

Lea House, 5, Middlewich Road, Sandbach, CW11 1DH

Minor alterations to lower the sill heights of five ground and five first floor windows, installation of anthracite grey aluminium framed windows to all elevations (replacing all existing white UPVC framed windows), new anthracite grey framed door to rear elevation and new grey aluminium frame, door and panel detail to recessed front reception entrance.

Application deadline: 25-Oct-2023

Submitted WE 29.09.23 response to Cheshire East by 25.10.23.

Application received: 26-Sep-2023

23/3560C

481, Crewe Road, Sandbach, CW11 3RT

Resubmission of application 22/3232C Change of use to ground floor & basement from Retail E(a) to Dwellinghouse C3(a). The proposals are to convert the ground floor & basement to a 1 bedroomed duplex flat.

Application deadline: 25-Oct-2023

Submitted WE 06.10.23 response to Cheshire East by 24.10.23.

Application received: 03-Oct-2023

23/3705C

3, Budworth Close, Sandbach, CW11 1TA

Single storey side extension and garage re-roof.

Application deadline: 24-Oct-2023

Submitted WE 22.09.23 last date for comments has expired.

[deadline extension requested]

Application received: 21-Sep-2023

23/3564C

65, Bradwall Road, Sandbach, Cheshire, CW11 1GH

Single storey rear extension

Application deadline: 12-Oct-2023

Submitted WE 29.09.23 last date for comments has expired.

[deadline extension requested]

Application received: 26-Sep-2023

23/3638C

33, Dukes Crescent, Sandbach, CW11 1BL

Proposed single storey side extension and porch.

Application deadline: 17-Oct-2023

Submitted WE 06.10.23 for information only.

Application received: 05-Oct-2023

23/3704T

5, Dingle lane, Sandbach, Cheshire, CW11 1FY

Oak (T1) partial crown reduction by 3m on the side of 5 Dingle Lane to provide sufficient clearance to the property.

6. CONSULTATIONS

6.1 Re-Procurement of Local Bus Contracts

[email from CEC received on the 5th of October 2023 including attachments circulated to members]

Action: *to consider and form response by the 18th of October 2023. Deadline extension has been requested.*

7. CORRESPONDENCE

None Received.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 20th November at 7pm – location to be confirmed.

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PLANNING APPLICATION CHECKLIST

Planning Application Review Considerations

0923

The following issues are NOT material considerations for planning decisions:

- loss of views
- negative impact on property values
- competition between individual businesses
- moral considerations (eg religious objections to licenced premises)

Material considerations - The following material considerations are relevant in most planning applications:

- national planning policy and guidance
- draft policy (which gains weight the further along in the process it is)
- environmental impacts of the proposal (eg impact on ecology or landscape value),
- social impacts (eg loss of privacy, light or overshadowing) , and
- economic impacts of the proposal (eg regeneration value, new homes bonus, s106 contributions)
- access (including disabled persons access) and provision of infrastructure for the site
- the design and appearance of the proposal
- the planning history of the site
- the views of organisations and individuals in relation to relevant planning matters
- the likelihood that the development will be delivered (especially including economic viability).

Additionally comment on Applications Reference to...

Does the proposed design aim to minimize energy requirements?

Does the application justify any use of carbon-intensive Materials?

Is the use of reclaimed or recycled materials apparent in the application?

Does the application address standards for energy efficiency?

Are new homes to be fitted with a source of renewable energy?

Are sites allocated for new housing easily accessible by walking / cycling / public transport?

Does the application avoid loss of local nature sites and green spaces?

Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?

Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?

Does the application specify that LED lights are to be used?

Does the application propose building on a flood plain?

Does the application include where appropriate water saving measures such as using water butts, toilet flushers that save water and runoff water in concrete areas?

BUILDING DESIGN AND RENEWABLE ENERGY REQUESTS

Form, Orientation and Fabric

- *To avoid costly retrofit measures all new homes should be built to the Future Homes Standard 2025 or Passivhaus standard*

Renewable Heat

- *Under no circumstances should new homes be connected to the gas grid; either a low carbon heat network or individual heat pumps should be included as standard.*

Renewable Energy Generation

- *100% of electricity demand for new residential developments to be met on-site.*
- *Developers should make early contact with local community energy groups to explore possibilities for partnership on innovative projects.*

Building Performance Evaluation & User Guidance

- *Developers to work with clients to commission a Building Performance Evaluation for the design, construction and handover stages of development*
- *All new houses to come with an easy user guide to cover heating and ventilation systems and controls, metering, and energy generation.*

Building Standards for Non-Residential Development

- *All new non-residential developments to be built as close to net-zero carbon as possible, demonstrating at a minimum a 27% improvement from 2013 Part L regulations.*
- *All new non-residential developments to include low carbon heating and renewable electricity generation as standard*



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Minutes for the meeting held on **Monday, 25 September 2023**
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Committee Members: Cllrs Geraint Price Jones (Chair), Mike Muldoon (Vice Chair), Mark Mitchell, Tim Wheatcroft, Kelvin England, Simon Richards, Robert Gray, Dave Poole, Sandra Broad and John Arnold.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M Mitchell, G Price Jones, and K England.

2. DECLARATIONS OF INTEREST

Cllr S Broad declared a non pecuniary, non prejudicial interest in application 23/3364C, Cllr L Crane declared non pecuniary, non prejudicial interest in application 23/3423C as a CEC Councillor, Cllr M Muldoon declared a non pecuniary but prejudicial interest in application 23/3342C and would withdraw from the item debate and vote.

There were no members of the public present at this meeting.

3. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 29TH AUGUST 2023

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 29th August 2023 were approved as an accurate record.*

4. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 08.09.23 response to Cheshire East by 26.09.23.

Application received: 04-Sep-2023

23/3290C

10, Abbeyfields, Park Lane, Sandbach, Cheshire, CW11 1EP

Single storey garden room extension

Application deadline: 05-Oct-2023

Resolved: *Members object to the application, supporting the points and decision made by the Cheshire East Council Built Heritage team.*

Application received: 05-Sep-2023

23/3342C

17, Mill Hill Lane, Sandbach, CW11 4PN

Garden room.

Application deadline: 26-Sep-2023

Resolved: *Members object to the application on the grounds of planning history of site, over-development of the site, complaints and objections from residents and possible impacts on wildlife.*

Application received: 07-Sep-2023

23/3364C

55, Elworth Road, Sandbach, CW11 3HN

Two storey rear and side extension

Application deadline: 28-Sep-2023

Resolved:

- i) *Members object to the application on the grounds of design and appearance of the proposal, environmental impacts, and social impacts.*
- ii) *Delegated authority was given to the Chief Officer's Office to raise concerns with Cheshire East Council regarding potential breach of previous planning constraints by the applicant based on documentation available.*

Application received: 08-Sep-2023

23/3194C

2-40, The Hill, Sandbach, Cheshire, CW11 1JZ

Listed building consent for reroofing works.

Application deadline: 12-Oct-2023

Resolved: *Members have no objections provided that the surveys outlined in the Nature Conservation and Heritage Statement are completed.*

Submitted WE 15.09.23 response to Cheshire East by 05.10.23.

Application received: 13-Sep-2023

23/3428C

21, Offley Road, Sandbach, CW11 1GY

2 storey side and rear extension with single storey rear extension

Application deadline: 11-Oct-2023

Resolved: No objections.

Application received: 14-Sep-2023

23/3423C

Roundabout, Old Mill Road, Sandbach

Four advertising signs placed at entrance points on to roundabout.

Application deadline: 05-Oct-2023

Resolved:

- i) *Members decided they require more information to comment on the application. Some members were against advertising on roundabouts due to their possible impacts on the attention of road users but acknowledged the positive offsetting revenue income. Cllr R Gray noted that the application might negatively impact future attempts at re-wilding Sandbach.*
- ii) *Delegated authority was given to the Clerk to find how much predicted revenue the advertising signs placed would generate annually so that a more informed response can be made before the application deadline.*

Application received: 14-Sep-2023

23/3422C

Roudabout at junction of A533 and Crewe Road, Sandbach

Four advertising signs placed at entrance points on to roundabout.

Application deadline: 05-Oct-2023

Resolved: *Members noted that the application will be resolved in the same manner as application 23/3423C. However, Cllr S Richards noted that as the advertising signs in this application are more central to Sandbach members should be more stringent when considering the application.*

Submitted WE 01.09.23 last date for comments has expired.

[deadline extension requested]

Application received: 30-Aug-2023

23/3251C

11, Dukes Crescent, Sandbach, CW11 1BL

Demolition of existing garage and construction of ancillary accommodation

Application deadline: 20-Sep-2023

Resolved: No objection.

5. ENVIRONMENT & SUSTAINABILITY

As delegated by Council on 13 September 2023, members considered a potential climate change promotion event focusing on solar energy open to general public in November. Several views were exchanged with members discussing what the event would entail, its overall costs as well as how it would be promoted to the wider public. Cllr Crane and Broad brought forward the idea of a more inclusive and broader event to be held in 2024.

Resolved: Members agreed for the free use of the Town Hall for this proposed climate change event, which would focus on solar power, but be marketed as a part of suite of climate change events to be sponsored by the Council in the future.

6. CONSULTATIONS

6.1 Final Draft Sustainable Drainage Systems Supplementary Planning Document

Extract from Cheshire East emails & website relating to the Final Draft Sustainable Drainage Systems including Supplementary Planning Document]

Resolved: Cllr Wheatcroft to form a response to be submitted on behalf of the Council by the 2nd of October 2023, subject to clearance by email of PCE Committee members.

7. CORRESPONDENCE

7.1 Tree T1 Beech Tree Preservation Order

Email from Cheshire East Council dated 25th of August providing notification that consent has been granted to remove a mature protected Beech at 126 Congleton Road, Sandbach

Resolved: The notification is received.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 23rd October at 7pm – location to be confirmed.

Meeting Closed at 8.26pm

Vice Chair Cllr M Muldoon (in the Chair)

PG/CL