



**SANDBACH
TOWN COUNCIL**

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 20 November 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 23RD OCTOBER 2023

[Attached: Draft minutes of the meeting]

Action: *To approve the minutes of the meeting of 23rd October 2023.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 03.11.23 response to Cheshire East by 22.11.23.

Application received: 31-Oct-2023

23/3953C

Kudos Shower Products Limited, LODGE ROAD, SANDBACH, CHESHIRE, CW11 3HP

Proposed extension to existing warehouse (use class B2) for manufacturing purposes with associated car parking.

Application deadline: 22-Nov-2023

Application received: 02-Nov-2023

23/4132C

19, Congleton Road, Sandbach, CW11 1HG

Proposed extension and remodel of existing garage into studio apartment.

Application deadline: 24-Nov-2023

Application received: 02-Nov-2023

23/3958C

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

Single storey garden room extension (resubmission of application references 23/3289C & 23/3290C)

Application deadline: 24-Nov-2023

Application received: 02-Nov-2023

23/3957C

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

Single storey garden room extension (resubmission of application references 23/3289C & 23/3290C)

Application deadline: 24-Nov-2023

Submitted WE 10.11.23 response to Cheshire East by 30.11.23.

Application received: 06-Nov-2023

23/4150C

Wheelock Primary School, Crewe Road, Sandbach, Cheshire, CW11 4PY

Extension and internal alteration to school & associated works for increase inform entry.

Application deadline: 06-Dec-2023

Application received: 08-Nov-2023

23/4146C

120, Heath Road, Sandbach, CW11 2LE

A proposed rear infill extension to open up the existing kitchen and dining space. A loft conversion complete with dormer roof and two bedrooms, loss of the smaller 1st floor bedroom due to new staircase.

Application deadline: 30-Nov-2023

Submitted WE 20.10.23 last date for comments has expired.

[deadline extension requested]

Application received: 17-Oct-2023

23/3911C

Sunnyside, Moss Lane, Sandbach, CW11 3PL

Proposed two storey side extension and addition of solar PV array to existing dwelling roof.

Application deadline: 08-Nov-2023

[deadline extension requested]

Application received: 20-Oct-2023

23/3938C

40, Newall Avenue, Sandbach, Cheshire, CW11 4BJ

Change of use from domestic outbuildings to dog grooming room and canine fertility clinic & canine breeding

Application deadline: 13-Nov-2023

Submitted WE 24.10.23 last date for comments has expired.

[deadline extension requested]

Application received: 24-Oct-2023

23/3992C

8, Eaton Close, Sandbach, Sandbach, CW11 1HS

New pitched roof over existing garage and porch to front of house. Note: Proposed single storey side extension to be implemented under permitted development.

Application deadline: 15-Nov-2023

Submitted WE 01.11.23 last date for comments has expired.

[deadline extension requested]

Application received: 25-Oct-2023

23/3987C

1, Lea Close, Sandbach, CW11 4HT

Single storey rear extension and garage conversion.

Application deadline: 16-Nov-2023

Submitted for information only.

23/2697T

2, Malt Kiln Way, Sandbach, Cheshire, CW11 1JL

Mature horse chestnut tree (T1 in sketch plan) Carry out a selective 2m to 1m reduction around the whole canopy. Reducing the Limbs hanging over the property by no more than 2m to create approx. 1m clearance from the property. And following this reduction around the rest of the tree to keep a natural balanced canopy.

6. ENVIRONMENT & SUSTAINABILITY

6.1 Climate and Ecology Bill

[Attached: email from Zero Hour received on the 18th of October 2023 relating to support for the Climate and Ecology Bill.]

Lead: Cllr T Wheatcroft

Action: *to consider and form response.*

6.2 Planning Environmental Comments Menu

[building design considerations attachment circulated to members.]

Lead: Cllr T Wheatcroft

Action: *to consider and review the Planning Environmental Comments document.*

7. CONSULTATIONS

7.1 Consultation on Green Space Maintenance

[Attached: email from CEC received on the 16th of October 2023 relating to maintenance of green spaces.]

Action: *to consider and form response by the 24th of November 2023.*

<https://surveys.cheshireeast.gov.uk/s/GreenSpacesConsultation/>

7.2 Consultation on Final Draft Biodiversity Net Gain

[Attached: email from the CEC received on the 31st of October 2023 regarding their Final Draft Biodiversity Net Gain Supplementary Planning Document.]

Action: *to consider and form response by the 1st of December 2023.*

<https://cheshireeast-consult.objective.co.uk/kse/event/37707>

7.3 Consultation on 2024-2028 Draft Community Risk

Management Plan

[Attached: email from the Cheshire Fire Authority received on the 18th of October 2023, attachments were circulated to members.]

Action: *to consider and form response by the 2nd of January 2024.*

<https://www.cheshirefire.gov.uk/news-events/latest-news/have-your-say-on-our-draft-community-risk-management-plan-2024-28/>

8. CORRESPONDENCE

Lead: Chair

Action: to consider any correspondence.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 18th December 2023 at 7pm – location to be confirmed.

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**SANDBACH
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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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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 S Broad.

2. DECLARATIONS OF INTEREST

No declarations of pecuniary & non-pecuniary interests in relation to any item on the agenda were made.

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

Lead: Chair

Resolved: No items were excluded from the public and press.

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

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

Resolved: The minutes of the meeting of 25th September 2023 were approved as an accurate record.

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

Resolved: No objection.

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

Resolved: Members object to the application on the grounds that the applicant did not acknowledge the reason to why the previous application was refused previously, and a flood risk assessment has still not been taken.

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

Resolved: No objection. Members suggested that, if possible, the applicant could consider upgraded roof insulation and thermally upgraded doors to be discussed with the architect/advisor.

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

Resolved: *No objection.*

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

Resolved: *No objection.*

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.

Members were concerned that the application shows no evidence that the “owner” of the property where the tree resides was consulted.

Resolved: *No comment.*

6. CONSULTATIONS

6.1 Re-Procurement of Local Bus Contracts

Members considered potential improvements to the existing bus services. Cllr Arnold noted that together with other members he queried bus using constituents about their experience with the existing service. Issues with the existing D&G phone application were noted, constituents also provided accounts of negative experiences with bus drivers.

Resolved: *Cllr Arnold to form a response to be submitted on behalf of the Council by the 25th of October 2023, subject to clearance by email of PCE Committee members.*

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.

Meeting Closed at 7.52 pm.
Vice Chair Cllr M Muldoon (in the Chair)
PG

DRAFT

From:

Sent: 18 October 2023 14:25

Subject: Sandbach Town Council support for Climate and Ecology Bill

I'm writing on behalf of Zero Hour and seeking Sandbach Town Council support for the [Climate and Ecology Bill](#), which is due for its second reading on [24 November](#).

We recognise that parish and town councils are influential organisations, with links to the local community, regional charities and civic bodies. Sandbach Town Council is on the front line when it comes to protecting the places and communities we love and cherish.

We are writing to ask your council to join the [168 parish & town councils](#) across the UK to support the [Climate and Ecology Bill](#) and add your voice to those organisations calling for joined-up action that provides an adequate, commensurate response to the emergency of our natural world, our parks, villages and towns, our landscapes and wildlife.

We have a [draft motion](#), which you may find useful. If Sandbach Town Council is supportive, we are asking that after the motion is passed, Sandbach Town Council issues a press release that it has done so and writes and requests your MP(s) to also publicly support the CE Bill (*if they are one of the [130 that have already done so](#), please write and thank them for being supporters*).

The [Climate and Ecology Bill](#), if made law, would ensure that:

- The threat facing nature is tackled shoulder to shoulder with the climate crisis in a joined-up approach.
- The Paris Agreement is enshrined into law to ensure that the UK does its real fair share to limit global temperature rise to the most stringent end of the Paris agreement - 1.5°C.
- The UK takes full responsibility for our entire greenhouse gas footprint by accounting for all of the emissions that take place overseas to manufacture, transport and dispose of the goods and services we import and consume)-
- The government deliver a climate and nature assembly that is representative of the UK population, working directly with the Government and Parliament to ensure that all voices are heard and that no one is left behind.

A member of Zero Hour, the campaign for the CE Bill would be happy to (virtually) attend a pre-Council meeting and answer questions about the proposed legislation if that would be helpful. More information about the CE Bill and supporting organisations can be found at <https://www.zerohour.uk/>; this [2-minute video](#) or a [15-minute presentation](#) may also prove useful. If you have any questions or require further information about the CE Bill, please do get in touch.

Thank you on behalf of Zero Hour,

If you need any additional information or wish to have a follow-up call, feel free to reach out.

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From:

Sent: 16 October 2023 11:00

Subject: UPDATE: Cheshire East Green Spaces Maintenance Review - Public Consultation

Dear Town and Parish Council colleagues,

On 28 September 2023 Cheshire East Council's Environment and Communities Committee approved a delegation to officers to undertake a public consultation related to the Green Spaces Maintenance Review, which is one of the initiatives included in the council's adopted medium-term financial strategy 2023-27.

This is an email to inform you that this a public consultation is now live and can be found at;

<https://surveys.cheshireeast.gov.uk/s/GreenSpacesConsultation/>

The consultation will run for 6 weeks, closing on 24th November.

The consultation material sets out the proposals in detail, including the policy document and two supporting schedules which set out all sites under consideration.

Please submit your consultation feedback either via the above link, or by emailing RandC@cheshireeast.gov.uk, and do not issue your council's response direct to myself, as I cannot guarantee that your views will be collated into the wider public consultation feedback summary.

As part of the consultation process we will be holding a CHALC update meeting at which key team members will be present to answer any questions. Feedback received at the meeting will form part of the formal consultation report.

A date for this meeting will be confirmed in due course.

Kind Regards,

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From:

Sent: 31 October 2023 12:17

Subject: Consultation on Final Draft Biodiversity Net Gain Supplementary Planning Document

Dear

Cheshire East Council has launched a new consultation regarding: Final Draft Biodiversity Net Gain Supplementary Planning Document. The consultation will be open between 31/10/23 12:00 PM and 01/12/23 12:00 AM.

Once adopted, this Supplementary Planning Document will provide further guidance on Local Plan policies to be considered when making decisions on planning applications.

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

<https://cheshireeast-consult.objective.co.uk/kse/event/37707>

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 planningpolicy@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.

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From:

Sent: 18 October 2023 07:31

Subject: Cheshire Fire Authority 2024-2028 Draft Community Risk Management Plan

Dear Town and Parish Councillors,

We are writing to inform you that Cheshire Fire Authority has now launched a consultation on its draft 2024-2028 Community Risk Management Plan (CRMP), which is the Authority's blueprint for the next four years and seeks to address and mitigate the key fire and rescue risks facing Cheshire.

Within the draft CRMP we have outlined a range of proposals which aim to improve the service we provide to the communities of Cheshire through our Prevention, Protection and Emergency Response functions. Attached to this email is a summary document, which provides more information and explains our proposals, including:

- Changing how we staff our second fire engines at Macclesfield, Northwich, Runcorn and Winsford to provide more guaranteed fire engines across Cheshire during weekday daytimes.
- Changing how we crew the fire engine at Knutsford to provide guaranteed fire cover.
- Reorganising our daytime fire cover in the Warrington area.
- Reviewing our on-call duty system.
- Strengthening our prevention and protection work in the community.

We believe that these proposals will help us deliver more prevention, more protection and a better emergency response, keeping the communities of Cheshire even safer. We are keen to hear the views of residents, staff and partners as the Authority develops its final CRMP.

Further information on our CRMP, including the full document and supporting information, can be found on our [website](#). The consultation process runs until 2 January 2024. After this, the Authority will consider the feedback received before deciding on the final CRMP which will take effect from April 2024.

As local community representatives in Cheshire, we are keen to hear your views on our proposals and you can contact us using the details on this email or through completing an online survey that can be accessed on our [website](#). We would also encourage you to get in touch if any of your town or parish constituents contact you regarding this issue during the course of the consultation process.

Should you require a briefing in person from the Service on our proposed changes, we are keen to assist and facilitate these where possible. For such requests, in the first instance please contact our [REDACTED], by emailing [REDACTED]

Finally, we would be grateful for any publication you can give to our consultation in your local area to ensure that your local residents have their chance to have their say. If you would like to promote this consultation in your area, please contact our Communications and Engagement department by emailing communications@cheshirefire.gov.uk

Yours sincerely,

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