



**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**.

**Present**    Councillors    M Muldoon (Chair)  
                                     T Wheatcroft  
                                     K England  
                                     S Richards  
                                     D Poole  
                                     J Arnold  
                                     R Gray  
                                     S Broad

**1. APOLOGIES FOR ABSENCE**

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

**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**

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

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

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The Chair adjourned the meeting to allow presentations and questions relating to items on this agenda from members of the public.

Mr R Mclean spoke on item 5, voicing objections to application 23/3953C as an owner of a property near the development site he voiced numerous concerns with the development. (see attached for his statement to the committee)

Mrs C Bruderer spoke on item 7.1, expressing concerns about the consultation. She was dissatisfied with Cheshire East Council's decision to abandon certain sites whilst choosing to maintain others, and pointed out that the process should be stopped on the grounds of flaws in the data being used in the consultation.

Mr P Jennings spoke on item 7.1, he enquired with the committee if they have read the document, he had sent to the members with information that he has collected on the consultation, and requested their views on the information he has provided.

The Chair reconvened the meeting.

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#### **4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 23<sup>RD</sup> OCTOBER 2023**

**Resolved:** The minutes of the meeting of 23<sup>rd</sup> October 2023 were approved as an accurate record.

#### **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**

**Resolved:** *No Objection due to no material grounds being identified. However, members raised a list of recommendations around mitigation. This includes the following:*

- i. For a survey to be concluded on the site to check for toxic or hazardous materials that might be uncovered during construction.*
- ii. For a flood risk assessment to be completed.*
- iii. That noise abatement should be taken into consideration.*
- iv. That planning of traffic going in and out of the site should be considered.*
- v. That a dust management strategy for the duration of the construction should be considered.*
- vi. That a wildlife assessment should be considered as Badger setts were confirmed near the site.*
- vii. That waste bins would be placed as far away from resident houses as the site allows it.*
- viii. To consider shielding to be put in place both during construction and after.*

- ix. *To reinforce working hour restrictions and monitor that they are adhered to.*

*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**

**Resolved:** *No Objection.*

*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**

**Resolved:** *No Objection.*

*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**

**Resolved:** *No Objection.*

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 in entry.

**Application deadline: 06-Dec-2023**

There was considerable debate on this application. Cllr Richards had concerns about the application due to its proposed removal of green spaces, which he felt would negatively impact the current students, he also mirrored the concerns of some local residents regarding car parking in the area around the school. While members expressed reservations regarding the wider implications of the development, they felt that its rejection would not influence the school's intake expansion. The prevailing consensus was that, in accordance with planning criteria, a proposal of No Objection would be made.

**Resolved:** *No Objection.*

*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**

**Resolved: No Objection.**

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**

**Resolved: No Objection.**

*[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**

**Resolved:** *Members object to the application on the grounds of Social Impact. As the location of the site is a densely populated residential area, and the additional traffic from customers would negatively impact residents living there.*

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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

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.

**Resolved:** No Objection.

## **6. ENVIRONMENT & SUSTAINABILITY**

### **6.1 Climate and Ecology Bill**

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

Lead: Cllr T Wheatcroft

Members commended Cllr Wheatcroft's proactive approach to forming a response which was circulated to the committee before the meeting.

**Resolved:** To submit Cllr Wheatcroft's response on behalf of the Council.

### **6.2 Planning Environmental Comments Menu**

[building design considerations attachment circulated to members.]

Lead: Cllr T Wheatcroft

Cllr Wheatcroft summarised how he would want the attached document to be used in future planning applications. Whilst the majority welcomed the approach, members raised questions regarding if and how the additional information will be processed and displayed by CEC.

**Resolved:** The planning environmental comments menu was agreed to be implemented as part of future minutes and submitted application comments subject to CEC accepting them alongside the standard application comments.

## 7. CONSULTATIONS

### 7.1 Consultation on Green Space Maintenance

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

Committee resolved to allow Cllr Cook to join the debate for this item, acknowledging, as a non Committee member, she would not be allowed to vote.

There was considerable debate on the consultation which acknowledged the public comments made.

Cllr Cook outlined a number of concerns regarding the proposal, citing its divisive character, absence of uniformity, and insufficient clarity on the matter of rewilding, which the strategy itself does not reference. The majority expressed agreement about the problems with the CEC proposal, acknowledging the concerns of the public, and other local councils with the inaccuracy of the data presented in the document.

Members also discussed passive rewilding proposed by CEC, outlining the risks of leaving a green site unattended. Cllr Arnold proposed that the response to the proposal should contain views from each of the four wards of Sandbach.

**Resolved:** *Cllr Arnold, Cllr Richards, Cllr Wheatcroft and Cllr Cook to form a response with views from each of the four wards of Sandbach to be submitted to CEC, by the Chief Officer, on behalf of the Council by the 24<sup>th</sup> of November 2023, subject to clearance by email of PCE Committee.*

### 7.2 Consultation on Final Draft Biodiversity Net Gain

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

Members briefly discussed the consultation which had its deadline extended to the 22<sup>nd</sup> of December 2023.

**Resolved:** *Cllr Wheatcroft to form a response to be considered at the next meeting.*

### 7.3 Consultation on 2024-2028 Draft Community Risk

#### Management Plan

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

**Resolved:** *Proposal to be considered at the next meeting.*

## 8. CORRESPONDENCE

None Received.

## 9. DATE/TIME AND PLACE OF NEXT MEETING

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

Meeting Closed at 8.42pm  
Vice Chair Cllr M Muldoon (in the Chair)  
PG

## **Our Objections to The Proposed Development Are Listed Below**

### **Background**

We are surprised that the original planning application in 2021 (Ref 21/3599C) was approved with no objections from the council, and no consultation letters were sent to Redwing Road, even though there were existing properties on Redwing Road overlooking the existing warehouse.

### **Preparatory Work**

**Hazardous Material and Ground Contamination** | Apparently a Rotary Drilling Rig had to be used by the company analysing the condition of the ground beneath the concrete slab as it was unable to drill through the second slab using a more conventional drill.

We have serious concerns regarding the use of Rotary Drilling Rig to excavate the site; sounds a bit like fracking with all that that entails!

**Noise Pollution** | there will be substantial noise generated during operation causing disruption to nearby communities and wildlife.

**Vibrations** | we are concerned that the drilling and associated work could affect neighbouring structures in Redwing Road, especially nos. 60, 62, & 64.

**Air Quality** | The exhaust emissions from drilling rig engines can contribute to air pollution releasing harmful particulate matter and pollutants into the atmosphere. Also a major concern is that Asbestos has been detected in the Made Ground (aka Land Fill). Currently this asbestos has been capped but soon will be airborne potentially endangering the public and any wildlife. Will the asbestos be removed or made safe?

**Soil and Water Contamination** | Fluids used in drilling processes can potentially leak into the soil or water bodies leading to contamination. This can affect soil quality, groundwater, and aquatic ecosystems; yet another concern.

### **Post Development**

**Risk of Flooding** | East Cheshire Highways have concerns about flooding. We would like confirmation that such flooding would not affect our properties in Redwing Road.

**Loss of Sunlight** | The proposed extension would block out the sunlight that we currently have in the back garden causing lack of enjoyment of the garden.

**Noise and Disturbance from Use** | The extension is going to be used for manufacturing purposes, producing ongoing potential high noise levels to Redwing Road residents as it is in very close proximity to these properties. Furthermore, we work various shifts and often sleep during daylight hours. Noise from the proposed development would not be conducive to getting 8 hours sleep.

**Nature Conservation** | Latimer (the builder) advised that there is a protected badger sett very close to the proposed extension.

**Loss of Outlook** | Although there are no measurements on the plans the existing warehouse is very imposing. Cheshire Planning Department advises that the height of the extension will be 10 metres which will block our outlook from the upstairs windows. This would seriously impinge on our Right to Light.

## Photos from 62 Redwing Road

*CURRENT VIEW FROM OUR BACK GARDEN*



*CURRENT VIEW LOOKING NORTH WEST FROM UPSTAIRS BEDROOM*





(This is a fisheye lens photo taken from 62 Redwing Road, to show the extent of the existing Kudos Shower Products factory and where the proposed development will be situated)