



**SANDBACH**  
Town Council

<b><u>PLANNING, CONSULTATION &amp; ENVIRONMENT COMMITTEE</u></b>
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Agenda for the meeting to be held on **Monday, 12 February 2024**  
at the **Charter room, 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.*

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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](mailto:chiefofficer@sandbach.gov.uk)*

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#### 4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 15<sup>TH</sup> JANUARY 2023

[Attached: Draft minutes of the meeting]

**Action:** To approve the minutes of the meeting of 15<sup>th</sup> January 2023.

#### 5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 02.02.24 response to Cheshire East by 22.02.24.

*Application received: 1-Feb-2024*

24/0355C

64, Bradwall Road, Sandbach, CW11 1GF

Extension and alterations (resubmission of application reference 23/0305C).

**Application deadline: 22-Feb-2024**

*Application received: 30-Jan-2024*

24/0324C

57, Oldfield Road, Sandbach, CW11 3LX

Single story oak fronted timber framed garage with a catslide roof to replace existing rundown cement board garage.

**Application deadline: 20-Feb-2024**

Submitted WE 26.01.24 response to Cheshire East by 16.02.24.

*Application received: 26-Jan-2024*

24/0297C

60, Bradwall Road, Sandbach, CW11 1GF

Single storey side and rear extension, internal alterations to an existing dwelling, new driveway and dropped kerb.

**Application deadline: 16-Feb-2024**

*Application received: 23-Jan-2024*

24/0154C

Houndings Lane Farm, Houndings Lane, Sandbach, Cheshire, CW11 4HJ

The proposal is to erect an agricultural covered yard building over an open area of concrete forming part of an existing farm yard. The area is already used for agricultural purposes and all hard standing. There is no change of use.

**Application deadline: 22-Feb-2024**

*Application received: 24-Jan-2024*

24/0256C

16, Parkhouse Drive, Sandbach, Sandbach, Cheshire, CW11 1YW

Alterations and extensions to existing dwelling.

**Application deadline: 14-Feb-2024**

Submitted WE 19.01.24 response to Cheshire East by 22.02.24.

*Application received: 19-Jan-2024*

24/0187C

Sandbach School, Crewe Road, Sandbach, Cheshire, CW11 3NS

Change of use of The Lodge from classrooms to educational support building.

**Application deadline: 22-Feb-2024**

*Application received: 19-Jan-2024*

24/0186C

Sandbach School, Crewe Road, Sandbach, Cheshire, CW11 3NS

Change of use of The Lodge from classrooms to educational support building.

**Application deadline: 22-Feb-2024**

Submitted WE 19.01.24 last date for comments has expired.

*[deadline extension requested]*

*Application received: 18-Jan-2024*

24/0175C

148, Congleton Road, Sandbach, Cheshire, CW11 1DN

Variation of condition 2 - approved plans on application 21/5446C.

**Application deadline: 08-Feb-2024**

*[deadline extension requested]*

*Application received: 17-Jan-2024*

24/0084C

4, Riddell Way, Sandbach, CW11 4AW

Two storey side & rear extension.

**Application deadline: 07-Feb-2024**

*[deadline extension requested]*

*Application received: 17-Jan-2024*

24/0166C

Unit 4, 10, Congleton Road, Sandbach, CW11 1HN

Advertisement consent for installation of new fascia panel with illuminated lettering and logo. Installation of new doubled sided projecting sign with illuminated lettering and log.

***Application deadline: 07-Feb-2024***

Submitted WE 12.01.24 last date for comments has expired.

*[deadline extension requested]*

*Application received: 12-Jan-2024*

24/0101C

104, HASSALL ROAD, SANDBACH, CW11 4HL

Single storey rear extension and conservatory replacement.

***Application deadline: 05-Feb-2024***

*[deadline extension requested]*

*Application received: 10-Jan-2024*

24/0080C

12, Park Lane, Sandbach, Cheshire, CW11 1EW

Single storey side & rear extension.

***Application deadline: 07-Feb-2024***

*[deadline extension requested]*

*Application received: 10-Jan-2024*

24/0067C

92, Heath Road, Sandbach, Cheshire, CW11 2JY

Proposed detached garage and log store.

***Application deadline: 08-Feb-2024***

*[deadline extension requested]*

*Application received: 09-Jan-2024*

23/2602C

9, Alpine Echoes Close, Sandbach, CW11 3DJ

Material change of use for an area of unregistered land to the side of our property. We would like to apply for the change of use for this land, formally extending our curtilage into this area, comprising of approximately 19.2m X 11.3m.

***Application deadline: 07-Feb-2024***

## 6. CONSULTATIONS

### 6.1 Crossing Strategy Consultation 2024

[Attached: Email from CEC dated 29<sup>th</sup> of January regarding latest Crossing Strategy Consultation 2024.]

Lead: Chair

**Action:** *to consider and form response by the 10<sup>nd</sup> of March 2024.*

[https://surveys.cheshireeast.gov.uk/s/Crossing\\_Strategy\\_Consultation\\_2024/](https://surveys.cheshireeast.gov.uk/s/Crossing_Strategy_Consultation_2024/)

## 7. CORRESPONDENCE

### 7.1 Virgin Media Box on Footpath

[Attached: Email from CEC dated 16<sup>th</sup> of January regarding the Virgin Media cabinet on the Tatton Drive estate including photos sent by a resident.]

Lead: Chair

**Action:** to consider the correspondence.

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

The date of the next meeting is Monday 11<sup>th</sup> March 2023 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*





**SANDBACH**  
Town Council

**PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Minutes for the meeting to be held on **Monday, 15 January 2024**  
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

**Present**    Councillors    G Price Jones  
   M Muldoon (Chair)  
   T Wheatcroft  
   K England  
   S Richards  
   D Poole  
   J Arnold

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs R Gray and G Mark Mitchell. Cllr Broad was absent without apologies.

**2. DECLARATIONS OF INTEREST**

Cllr T Wheatcroft declared a non-pecuniary interest in application 23/4597C, and Cllr M Muldoon declared a non-pecuniary interest in application 23/4600C.

**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.*

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

Mr M Bunte spoke on application 23/4600C and application 23/4597C. He suggested the consideration of establishing proper cycling tracks alongside the proposed footpaths in the two developments. He also pointed out the lack of

residential cycle parking in application 23/4600C, a more in-depth description of Mr Bunte's suggestions can be found on the attachment to item 8.3.

The Chair reconvened the meeting.

#### 4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 18<sup>TH</sup> DECEMBER 2023

**Resolved:** The minutes of the meeting of 18<sup>th</sup> December 2023 were approved as an accurate record.

#### 5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 25.12.23 response to Cheshire East by 25.01.24.

*Application received: 15-Dec-2023*

23/4600C

Land South of, Old Mill Road, Sandbach

Outline planning application for the erection of 84 new dwellings (Use Class C3) with Access, Appearance, Layout and Scale for approval.

**Application deadline: 25-Jan-2024**

**Resolved:** Object on the grounds of the following:

- i. Loss of biodiversity, and lack of details about sustainability in the documents.
- ii. In support of the views of the Environment Agency.
- iii. Added traffic to the roundabout at the junction of A533 and A534. Which would be further increased by the addition of an extra branch.
- iv. Lack of school, doctor, and dental spaces to support the development.
- v. Lack of flood risk assessments around the area of the roundabout.

Submitted WE 22.12.23 response to Cheshire East by 01.02.24.

*Application received: 21-Dec-2023*

23/4597C

Land off, Wrights Lane, Sandbach

Erection of 13 no. dwellings, associated parking, open space and landscaping.

**Application deadline: 01-Feb-2024**

**Resolved:** Object on the grounds of the following:

- i. Added traffic to Wrights Lane and Heath Road during and after construction.
- ii. Loss of biodiversity, and wildlife.

Submitted WE 05.01.24 response to Cheshire East by 24.01.24.

*Application received: 03-Jan-2024*

23/4822C

77, Fields Drive, Sandbach, CW11 1YB

Proposed side extension.

**Application deadline: 24-Jan-2024**

**Resolved:** No Objection.

*Application received: 05-Jan-2024*

24/0036C

18, Marsh Green Road, Sandbach, Cheshire, CW11 3BH

Proposed single storey rear extension and loft conversion.

**Application deadline: 26-Jan-2024**

**Resolved:** No Objection.

Submitted WE 15.12.23 last date for comments has expired.

*[deadline extension requested]*

*Application received: 14-Dec-2023*

23/4673C

Ashfields Primary Care Centre, Middlewich Road, Sandbach, Cheshire, CW11 1EQ

Prior approval of Installation of 169 roof mounted Solar PV panels.

**Application deadline: 04-Jan-2024**

**Resolved:** No objections. Members commend the development.

*[deadline extension requested]*

*Application received: 15-Dec-2023*

23/4717C

55, Elworth Road, Sandbach, CW11 3HN

Variation of condition 2 and 3 on application 23/3364C: Addition of canopy.

**Application deadline: 05-Jan-2024**

**Resolved:** Object on the grounds of the following:

- i. The existing development needs to be within the requirements of the agreed plan and should be put in that state before further considerations.

Submitted WE 22.12.23 last date for comments has expired.

*[deadline extension requested]*

*Application received: 18-Dec-2023*

23/4716C

55, Elworth Road, Sandbach, CW11 3HN

Outbuilding.

**Application deadline: 08-Jan-2024**



**Resolved:** Object on the grounds of the following:

- i. The close proximity of the outbuilding to the boundary fences.
- ii. The large size and height of the building.
- iii. Additional work is required on the building i.e. trimmings the joists.

Members also suggest that this development requires further in-person investigation by a Planning Enforcement Case Officer.

*[deadline extension requested]*

Application received: 22-Dec-2023

23/4724C

36, Adlington Drive, Sandbach, Cheshire, CW11 1DX  
Single storey rear / side extension.

**Application deadline: 12-Jan-2024**

**Resolved:** No objections.

Submitted for information only.

Application received: 08-Dec-2023

23/4659T

63, Congleton Road, Sandbach, CW11 1HP

Tree work to Lime tree (T1) to reduce left hand side of tree to fence line creating a flowing crown shape, removing no more than 2m from branch tips, crown raise to 5m, crown thin removing interior epicormic growth and removal of any deadwood.

**Resolved:** No Objection. The notification is received.

## 6. NEIGHBOURHOOD PLAN GROUP

Lead: Chair

Members discussed candidates who have been previously involved or shown interest in being part of the Neighbourhood Plan Group. Suggestions were made to involve local organisations and volunteer groups.

**Resolved:**

- i. To arrange a meeting date for the Neighbourhood Plan Group and finalise the membership by email.
- ii. The setting up of the Neighbourhood Plan Group to revise the existing Neighbourhood Plan and consider the Strategic Planning Update and the National Planning Framework Update.
- iii. Delegated authority was given to the Chief Officer's Office to gather contact details of other local organisations and volunteer groups to involve them in the Neighbourhood Plan Group.

## 7. CONSULTATIONS

None received.

## 8. CORRESPONDENCE

### 8.1 Strategic Planning Update

[Attached: Email from CEC dated 19<sup>th</sup> of December regarding latest Strategic Planning updates.]

Lead: Chair

**Resolved:** *The notification is received and will be referred to the next Neighbourhood Planning Group meeting.*

### 8.2 National Planning Framework Update

[Attached: Email from CEC dated 5<sup>th</sup> of January regarding updates to the NPPF.]

Lead: Chair

**Resolved:** *The notification is received and will be referred to the next Neighbourhood Planning Group meeting.*

### 8.3 Pedestrian Cycle Link application 23/4600C

[Attached: Email from resident dated 7<sup>th</sup> of January regarding application 23/4600C.]

Lead: Chair

**Resolved:** *The notification is received.*

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

The date of the next meeting is Monday 12<sup>th</sup> February 2023 at 7pm – location to be confirmed.

Meeting Closed at 8.06pm

Vice Chair Cllr M Muldoon (in the Chair)

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**From:** [REDACTED]

**Sent:** Monday, January 29, 2024 4:37 PM

**Subject:** Crossing Strategy consultation, open for 6 weeks.

Good Afternoon,

As of today, we are launching our Crossing's Strategy consultation.

The updated strategy proposes a consistent approach which the council will take to managing new and existing crossings on the highway network.

We encourage you to follow the below link to the consultation which is now live on the Cheshire East consultation page to hear your thoughts on it.

[https://surveys.cheshireeast.gov.uk/s/Crossing\\_Strategy\\_Consultation\\_2024/](https://surveys.cheshireeast.gov.uk/s/Crossing_Strategy_Consultation_2024/)



## Crossing Strategy Consultation 2024

### Purpose of this consultation



Cheshire East Council's current crossing strategy was approved for adoption in December 2011, and sets out how locations for new pedestrian crossings in Cheshire East are identified.

The council is now consulting on an updated draft of its crossing strategy. The updated strategy proposes a consistent approach which the council will take to managing new and existing pedestrian crossings on the highway network.

### Reasons for updating the strategy

The demand for pedestrian crossings exceeds the council's available funding each year, meaning the council needs a consistent way of prioritising which locations should receive new crossings, and which should not.



Within the current strategy, assessments for new pedestrian crossings are mainly based on a simple formula which measures the level of traffic against the level of pedestrian activity in an area, to determine whether a pedestrian crossing is needed. This formula is called the  $PV^2$  method, and is felt to be too simplistic.

Within the updated draft strategy, a new prioritisation matrix has been proposed to help assess where new crossings are needed. This prioritisation matrix consists of 8 areas, and incorporates a formal qualitative assessment of sites, as well as an informal consultation with the Ward Councillor/s and relevant Town or Parish Council. This new approach will also take into account local facilities that generate pedestrian trips, such as shops, schools and other community facilities.

The aim of the new proposed approach is to identify suppressed demand for crossings and to factor in local support for the proposals. This will provide a greater depth of information at an earlier stage in the assessment, to help inform decisions about where new pedestrian crossings should be located.

### Give your feedback



You can give your feedback on this consultation by:

- Completing this online survey (click "Next page" below to see the first question)
- Completing a paper version of this survey, available at your local library
- [Emailing the Research and Consultation Team](#)
- Calling 0300 123 55 00

This consultation will close on 10 March 2024.

**From:** [REDACTED]

**Sent:** 16 January 2024 08:58

**To:** [REDACTED]

**Subject:** Member enquiry - Virgin media box on footpath [REDACTED]

Date: 16 January 2024

Our Reference: [REDACTED]

[REDACTED]

**Member enquiry - Virgin media box on footpath [REDACTED]**

I am writing in response to your further email received 9 January 2024 regarding the above. Please see below the response to this enquiry, which has been provided by the service area:

Planning response -

[REDACTED]

I write with regard to your enquiry relating to the installation of Virgin Media cabinets on the Tatton Drive estate in Sandbach. As the previous response from CEC Highways noted, the cabinets are classed as permitted development (do not require planning permission). This permitted development is granted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 16, Class A, which allows a variety of works to be carried out by, or on behalf of, an electronic communications code operator for the purpose of the operator's electronic communications network.

Kind regards

Planning Team Leader  
Cheshire East Council

Please quote the above reference number if contacting the Members' Enquiries Service about this matter.

Yours sincerely

Cheshire East Council





(photos from resident on Tatton Drive Estate).