



## **PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Agenda for the meeting to be held on **Monday, 11 March 2024**  
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.*

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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 12<sup>TH</sup> FEBRUARY 2023**

[Attached: Draft minutes of the meeting]

**Action:** *To approve the minutes of the meeting of 12<sup>th</sup> February 2023.*

**5. ANWYL HOMES PROPOSALS**

**Action:** *To consider the presentation from Anwyl Homes and agree any actions.*

**6. OBSERVATIONS ON PLANNING APPLICATIONS**

Lead: Chair

Submitted WE 08.03.24 response to Cheshire East by 25.03.24.

*Application received: 04-Mar-2024*

24/0732C

510, Crewe Road, Sandbach, CW11 3RX

Single storey brick garage with tiled pitched roof.

**Application deadline: 25-Mar-2024**

Submitted WE 01.03.24 response to Cheshire East by 20.03.24.

*Application received: 29-Feb-2024*

24/0775C

83, Abbey Road, Sandbach, CW11 3HA

Erection of timber frame single garage to replace pre-fabricated concrete double garage removed as part of application 20/0243C.

**Application deadline: 21-Mar-2024**

*Application received: 28-Feb-2024*

24/0724C

7, Moorland Road, Sandbach, CW11 3SG

Single storey rear extension and garage conversion.

**Application deadline: 20-Mar-2024**

*Application received: 28-Feb-2024*

24/0750C

112, Hassall Road, Sandbach, Cheshire, CW11 4HL

Single storey rear extension as per expired approval 20/3439/C - approved 19.10.20.

**Application deadline: 20-Mar-2024**

Submitted WE 13.02.24 response to Cheshire East by 14.03.24.

*Application received: 22-Feb-2024*

24/0677C

88, Park Lane, Sandbach, CW11 1EP

Retrospective application for ground and first floor extensions to detached dwelling.

**Application deadline: 14-Mar-2024**

Submitted WE 16.02.24 response to Cheshire East by 13.03.24.

*Application received: 15-Feb-2024*

24/0432C

Bathgate Silica Sand, Arclid Quarry, Congleton Road, Arclid, CW11 4SN

Proposed alterations to widen the existing quarry access road into Arclid Quarry.

**Application deadline: 13-Mar-2024**

*Application received: 15-Feb-2024*

24/0576C

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

Temporary Dining Space.

**Application deadline: 13-Mar-2024**

Submitted WE 16.02.24 last date for comments has expired.

*[deadline extension requested]*

*Application received: 13-Feb-2024*

24/0562C

The Linney, 9, Proctors Lane, Sandbach, Cheshire, CW11 3NA

Two Storey Rear Extension.

**Application deadline: 05-Mar-2024**

*[deadline extension requested]*

*Application received: 12-Feb-2024*

24/0540C

151, Congleton Road, Sandbach, CW11 4SP

Single storey glazed rear extension.

**Application deadline: 04-Mar-2024**

Submitted for information only.

*Application received: 12-Feb-2024*

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.

## **7. CONSULTATIONS**

### **7.1 Consultation on Local Validation Checklists 2024**

[Attached: Email from CEC dated 19th of February regarding latest Consultation on Local Validation Checklists. An extension to the deadline for this consultation has been requested.]

Lead: Chair

**Action:** *to consider and form a response.*

<https://cheshireeast-consult.objective.co.uk/kse/event/37882>

## **8. CORRESPONDENCE**

None Received.

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

The date of the next meeting is Monday 08<sup>th</sup> April 2024 at 7pm – location to be confirmed.

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| <b><u>PLANNING APPLICATION CHECKLIST</u></b> |
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**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, 12 February 2024**  
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

|                |             |  |
|----------------|-------------|--|
| <b>Present</b> | Councillors | G Price Jones (Chair)  |
|                |             | M Muldoon  |
|                |             | T Wheatcroft   |
|                |             | K England  |
|                |             | R Gray   |
|                |             | S Broad  |
|                |             | J Arnold   |
|                | Officers    | P Gorzka (Corporate & Democratic Services Support Officer and Meeting Clerk) |

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs M Mitchell and D Poole. Cllr S Roberts was absent without apologies.

**2. DECLARATIONS OF INTEREST**

Cllr T Wheatcroft declared a non-pecuniary interest in application 24/0067C and 24/0101C, and Cllr M Muldoon declared a non-pecuniary interest in application 24/0154C.

**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.



There were no presentations or questions from members of the public present at this meeting. The Chair reconvened the meeting.

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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]

**Resolved:** The minutes of the meeting of 15<sup>th</sup> January 2024 were approved as an accurate record.

#### 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**

**Resolved:** No Objection.

*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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

*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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection, on the condition that any comments and conditions from the Contaminated Land team attached in the Planning Documents of the original application (21/5446C) are followed.

[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**

**Resolved:** No Objection.

*[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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

*[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**

**Resolved:** No Objection.

*[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**

**Resolved:** No Objection, on the condition that the application is compliant with all Grade II listed building regulations and any comments and conditions made by the heritage team.

*[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**

Members identified that approval for this application was already granted. Commenting on the loss of biodiversity from this and similar applications and the short timeframe given to respond to this application.

**Resolved:** *Whilst past the deadline date and approved the PCE Committee would like to comment that:*

- i. CEC should consider increasing the timeframe for comments for their applications to allow organisations like the Town Council adequate time to submit comments.*
- ii. CEC should consider suggesting to the applicants the retention of biodiversity in their curtilage.*

## 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

**Resolved:** *Cllr Wheatcroft to form a response to be submitted to CEC, by the Chief Officer, on behalf of the Council, subject to clearance via email by the PCE Committee.*

## 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

**Resolved:** *Cllr Muldoon to form a letter to CEC, to be submitted by the Chief Officer, subject to clearance via email by the PCE Committee.*

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

The date of the next meeting is Monday 11<sup>th</sup> March 2024 at 7pm – location to be confirmed.

Meeting Closed at 8.01pm

Chair Cllr G Price Jones (in the Chair)

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**From:**

**Sent:** Monday, February 19, 2024 11:22 AM

**To:** [REDACTED]

**Subject:** Consultation on Local Validation Checklists

Dear [REDACTED],

Cheshire East Council has launched a new consultation regarding: Local Validation Checklists. The consultation will be open between 19/02/24 11:10 AM and 11/03/24 7:00 PM.

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

<https://cheshireeast-consult.objective.co.uk/kse/event/37882>

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](mailto: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](mailto:planningpolicy@cheshireeast.gov.uk).

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