



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 08 April 2024**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

Committee Members: Cllrs Geraint Price Jones (Chair), Mike Muldoon (Vice Chair),
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 11TH MARCH 2023

[Attached: Draft minutes of the meeting]

Action: To approve the minutes of the meeting of 11th March 2023.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 29.03.24 response to Cheshire East by 24.04.24.

Application received: 27-Mar-2024

24/1141C

145, Heath Road, Sandbach, CW11 2LE

Single storey rear & side extensions, with new roof over existing outhouse.

Application deadline: 24-Apr-2024

Submitted WE 22.03.24 response to Cheshire East by 09.04.24.

Application received: 22-Mar-2024

24/1053C

10, Rutland Close, Sandbach, CW11 3NX

Change of use to C2 - Residential Childrens Home. No change to any layout or floor plans.

Application deadline: 12-Apr-2024

Application received: 22-Mar-2024

24/1070C

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: 12-Apr-2024

Application received: 21-Mar-2024

24/1022C

Brambletye, 1A, Manor Road, Sandbach, CW11 2ND

Proposed part side, part rear extension to an existing house.

Application deadline: 11-Apr-2024

Application received: 19-Mar-2024

24/1032C

90, Forge Fields, Sandbach, CW11 3RD

Proposed single storey rear extension.

Application deadline: 09-Apr-2024

Submitted WE 22.03.24 last date for comments has expired.

[deadline extension requested]

Application received: 18-Mar-2024

24/1005C

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

Certificate of lawful development for the erection of a single storey extension to create 4no. additional classroom plus wc's. This includes building work to form a new ground floor build up, new cavity wall and roof construction.

Application deadline: 08-Apr-2024

Submitted WE 15.03.24 last date for comments has expired.

[deadline extension requested]

Application received: 14-Mar-2024

24/0728C

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

Conversion of a detached garage into a Sports Massage Clinic by removing the garage door and replacing with a standard door.

Application deadline: 04-Apr-2024

[deadline extension requested]

Application received: 13-Mar-2024

24/0884C

Moston Garage, Booth Lane, Moston, Cheshire, CW11 3PU

Change of Use from garage to vehicle storage with ancillary office and garage workshop with wash down area.

Application deadline: 03-Apr-2024

Submitted WE 08.03.24 last date for comments has expired.

[deadline extension requested]

Application received: 07-Mar-2024

24/0728C

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

Converting garage door into standard door and windows to allow access for a home Sports Massage Therapy clinic. There is no plan to extend the garage in any way.

Application deadline: 28-Mar-2024

[deadline extension requested]

Application received: 05-Mar-2024

24/0790C

4, Blackacres Close, Sandbach, Cheshire, CW11 1YE

Single-storey rear extension replacing existing conservatory.

Application deadline: 26-Mar-2024

Submitted for information only.

Application received: 27-Mar-2024

24/0918T

7, Dalton Court, Sandbach, CW11 1YD

T1- Ash (Fraxinus Excelsior) We are requesting a selective 2m reduction of the tree in question, to bring the shape of the canopy back in line over the owners property there is one exceeding limb that wants reducing to bring back into canopy line. Also a 2m reduction over the neighboring property due to this side of the tree being unbalanced due to a tree that is no longer their causing the tree in question to grow heavy on this side. All work to be carried out to BS3998.

Application received: 27-Mar-2024

24/0923T

Fernside, 2, Colley Lane, Sandbach, Cheshire, CW11 4HE

T1. Birch - Crown reduce 1.5m and Deadwood T2. Scots Pine - Selectively crown reduce 1.5m

Application received: 27-Mar-2024

24/0956T

8, Bridgemere Close, Sandbach, CW11 1XX

At the rear of my garden, there is a very tall pine tree and silver birch tree positioned close to edge of the boundary. It has long branches that overhang into the garden. Some of these branches block out light. The pine tree is exceptionally tall. I would like to use professional tree surgeon to trim back some of these overhanging branches.

Application received: 14-Mar-2024

24/0848T

33, Chartwell Park, Sandbach, CW11 4ZP

1 large mature Sycamore T1, in good condition. Minor maintenance works, to include:- Crown Clean and Inspection Light Crown raise to remove secondary branches growing towards house and over general garden. No Crown Reduction, no Structural Works

6. CONSULTATIONS

6.1 Over Alderley NP Regulation 16 Consultation

[Attached: Email from CEC dated 26th of March regarding Over Alderley NP Regulation 16 Consultation.]

[Link: <https://cheshireeast-consult.objective.co.uk/kse/event/37916>.]

Lead: Chair

Action: to consider and form a response before the 10th of May 2024.

7. PLANNING APPLICATIONS RESEARCH WORKING GROUP

Lead: Chief Officer

Action: to consider the establishment of a non-decision making Planning Applications Research WG for the purposes of informal preparation and research to expedite the Council's response to applications in required deadlines.

8. CORRESPONDENCE

8.1 Sandbach Bus Services on Sunday

[Attached: Email from resident dated 4th of March regarding options for a Sunday bus service in Sandbach.]

Lead: Chair

Action: to consider the correspondence.

8.2 Fedcap Inspiring Futures

[Attached: Email from Fedcap Inspiring Futures dated 25th of March collaboration with Fedcap Inspiring Futures & attitional.]

Lead: Chair

Action: to consider the correspondence.

8.3 Sustainable Drainage Systems Supplementary Planning Document (SuDS SPD) Adoption Notice

[Attached: Email CEC dated 5th of March containing notice of the adoption of that the SuDS SPD.]

Lead: Chair

Action: to consider the correspondence.

8.4 Developer Contributions Supplementary Planning Document (DC SPD) and Environmental Protection Supplementary Planning Document (EP SPD) Adoption Notice

[Attached: Email CEC dated 27th of March containing notice of the adoption of that the DC SPD and EP SPD.]

Lead: Chair

Action: to consider the correspondence.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 07th May 2024 at 7pm – location to be confirmed.

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SANDBACH
Town Council

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, 11 March 2024**
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Present	Councillors	M Muldoon (in the Chair)
		T Wheatcroft
		K England
		R Gray
		S Broad
		D Poole
		J Arnold
	Officers	Ceri Lloyd (Chief Officer & RFO and Meeting Clerk)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M Mitchell and S Richards. Cllr G Price Jones was absent without apologies.

2. DECLARATIONS OF INTEREST

Cllr K England declared a non-pecuniary interest in application 24/0540C. Cllr J Arnold declared a non-pecuniary interest in application 24/0724C and withdrew from the vote.

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

Mr T Boxer spoke on item 5 as a representative of Sandbach Footpaths Groups who have been following the Anwyl Homes application, as well as

other similar developments for a number of years. Whilst his group have previously rejected previous applications, the group is very happy with what is currently being proposed in term of footpaths. As they are satisfied with the application, they will not make any objections and fully support the application.

No other members of the public were present at the meeting and no questions were asked.

After the questions, the Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 12TH FEBRUARY 2023

[Attached: Draft minutes of the meeting]

Action: The minutes of the meeting of 12th February 2024 were approved as an accurate record.

5. ANWYL HOMES PROPOSALS

Resolved: *To consider the arrangement of a public meeting regarding this development and inviting questions from the public to send in advance of Anwyl Homes following presentation.*

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

Resolved: *No Objection.*

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

Resolved: *No Objection.*

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

Resolved: No Objection.

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

Resolved: No Objection.

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

Resolved: No Objection.

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

Resolved: No Objection. *Members suggest that special care is taken in consideration of the bridge and culvert going underneath the proposed widening.*

Application received: 15-Feb-2024

24/0576C

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

Temporary Dining Space.

Application deadline: 13-Mar-2024

Resolved: No Objection. *Provided that the applicant checks the drainage in this retrospective application to ensure that it is not blocked and is not the cause of the flooding complaints seen in "Representation from members of the public" attached to this planning application.*

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

Resolved: No Objection.

[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

Resolved: No Objection.

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.

Resolved: No Objection. The notification is received.

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

Resolved: *Delegated authority was given to the Chief Officer to form a response, in consultation with Cllr Wheatcroft and Cllr Muldoon, to be submitted to CEC on behalf of the Council within the deadline.*

8. CORRESPONDENCE

None Received.

9. DATE/TIME AND PLACE OF NEXT MEETING

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

Meeting Closed at 7.35 pm
Chair Cllr Mike Muldoon (in the Chair)
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From: [REDACTED]
Sent: Tuesday, March 26, 2024 12:35 PM
To: [REDACTED]
Subject: Consultation on Over Alderley NP Regulation 16 Consultation

Dear [REDACTED],

Cheshire East Council has received the following Neighbourhood Development Plan submission: Over Alderley NP Regulation 16 Consultation. Consultation will take place between 26/03/24 12:00 PM and 10/05/24 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/37916>

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 neighbourhoods@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: [REDACTED]
Sent: Monday, March 4, 2024 4:19 PM
To: Ceri Lloyd <chiefofficer@sandbach.gov.uk>
Cc: Info <info@sandbach.gov.uk>
Subject: Re: New submission from Contact Page Form

Dear Ceri,

Like most of Cheshire East, Sandbach has no bus services on a Sunday, isolating the community and meaning the most vulnerable are cut off from opportunities and ability to be independent. Councils are stretched at present, but ensuring sustainable travel to promote business growth and town centre footfall should be paramount to Parish Councils.

I appreciate Sandbach Town Council cannot fund everything, but I believe I have come up with a timetable, based on D&G's existing 84X service in Crewe and Nantwich, which could be beneficial for Sandbach. This involves a bus every 90 minutes between Sandbach Railway Station, Sandbach The Commons, Haslington and Crewe, following the 37 route (with slight deviation around Sandbach Railway Station to ensure the station is served). This timetable (attached) means just 1 bus and 1 driver is required for the day, and utilises the existing D&G depot in Weston Road, Crewe to reduce dead runs and optimise value for money for any funding.

This timetable allows for residents across Sandbach and beyond to have access to two railway stations, seven days a week, as well as ensure residents have access to the growing activities being promoted on Sundays in Crewe and Sandbach, including Makers Markets. The service offers connections in Crewe onto services to Hanley, Chester and Nantwich to ensure Sandbach residents have the best possible opportunity to use the bus as well as residents of these towns to reach Sandbach.

Based on a subsidy of £50ph (which is usually used as the break even point for bus operators), this service being operational for every Sunday of the year plus 6 Bank Holidays would cost the Council approximately £29,000pa. I believe a 1 year trial should be done to see if the service would be viable commercially long term and to promote sustainable travel across Sandbach, as having a bus service daily improves perception of the bus.

Hopefully this can be debated at a Planning, Consultation and Environment Committee or at Full Council, as well as liaising with D&G Buses to determine if this is something they would tender at that price range.

Please let me know if you require anything further at this stage or require any clarity on any aspects.

Kind Regards
[REDACTED]

Sandbach Railway Station	37	37	37	37	37	37	37
Sandbach, The Commons (a)	0917	1009	1139	1309	1409	1539	1709
Sandbach, The Commons (d)	0923	1016	1146	1316	1416	1546	1716
Crewe Railway Station		1018	1148	DRI	1418	1548	1718
Crewe Bus Station (a)		1047	1217	VER	1447	1617	1747
		1053	1223		1453	1623	1753
Crewe Bus Station (d)	0925	1055	1225	BRE	1455	1625	1755
Crewe Arms Hotel	0931	1101	1231	AK	1501	1631	1801
Sandbach, The Commons (a)	1000	1130	1300		1530	1700	
Sandbach, The Commons (d)	1001	1131	1301	1401	1531	1701	
Sandbach Railway Station	1008	1138	1308	1408	1538	1708	

Route follows 36 between Crewe Bus Station and A533, Elworth then Hill Street, Station Road (B5079) before joining A533
 10 hours x £50ph x (52 Sundays + 6 Bank Holidays) = £29,000pa = approximate subsidy

Bank Holidays: New Years Day, Good Friday, Easter Monday, May Day, Spring Bank Holiday and Summer Bank Holiday
 No Service on Christmas Day or Boxing Day

From: [REDACTED]
Sent: Monday, March 25, 2024 12:09 PM
To: Info <info@sandbach.gov.uk>
Subject: New submission from Contact Page Form

Name

[REDACTED]

Email

[REDACTED]

Phone

[REDACTED]

Enquiry Type

General Enquiry

Message

We would like to make our presence known within the Cheshire east area, as we are working in collaboration with Cheshire east council as Fedcap Inspiring Futures- Employability program. We would like to set up a meeting to present the program in hope you will support us to promote it within the Sandbach area.

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Inspiring Futures

Feel your health or lack of support network is impacting on you getting a job and staying in work?



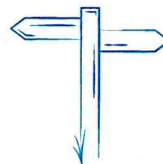
Ready to take the next step?

You'll receive help creating a quality CV and access to an online resource with over 1,000 courses. We'll match you to either paid or voluntary roles that work for you, and keep supporting you and your employer to help you stay in work.

You'll have a dedicated Supported Employment Specialist who'll:



uncover your skills and promote them to local employers



help you secure the right job that supports and improves your health and wellbeing



work hand in hand with your employer to meet your needs

Fill out our form at:
Fedcap.org.uk/InspiringFutures



Scan me

Our team will be in touch for a friendly, no obligation chat. If you have any questions, please give us a call on **0800 917 9262**.

Who is eligible for Inspiring Futures?

Economically Inactive (not in work)

There are four criteria which participants must meet to be eligible for support on this Programme:

1. **Aged 16+**
2. **Living in the UK for over three years – (if not, follow the Adult Education Budget guidance)**
3. **Cheshire East Resident**
4. **In receipt of one of the following benefits*:**

ESA legacy benefits – including ESA (Support Group and WRAG group)

Universal Credit - There are three categories here which are eligible:

No work-related requirements group

Work-focused interview (but they need to have a long-term disability or health condition)

Work preparation group (but they need to have a long-term disability or health condition)

PIP - People just on Personal Independence Payments

*A participant may also be eligible if they do not receive any benefits.

What makes Inspiring Futures different?

- ✓ Participants must be over 16+
- ✓ We have smaller caseloads, we can spend more time with participants to help them overcome holistic barriers
- ✓ Access to frontline support in our Crewe and Macclesfield offices with jobsearch machines, cost-of-living support via our WeCare provision
- ✓ Outreach support across the Cheshire East area
- ✓ Tailored support into a successful outcome such as voluntary, paid and work placements as well as paid employment across the Cheshire East area

*Inspiring Confidence.
Inspiring People*

Find out more about Inspiring Futures

See if Inspiring Futures can help your participants

[Fedcap.org.uk/inspiringfutures](https://fedcap.org.uk/inspiringfutures)

Delivered on behalf of



From: [REDACTED]

Sent: Tuesday, March 5, 2024 1:27 PM

Cc: [REDACTED]

Subject: Cheshire East Local Plan - Sustainable Drainage Systems Supplementary Planning Document

Hello,

Cheshire East planning policy document consultation

You have received this email as you have previously responded to a local plan consultation, or you have asked to be kept informed of future local plan consultations. Cheshire East Council will publish a planning policy document for consultation, please see below. If you wish to unsubscribe from our consultation mailing list, reply to this email with 'unsubscribe' as the subject.

Sustainable Drainage Systems Supplementary Planning Document (SuDS SPD)

The SuDS SPD has now been adopted.

Further information is attached to this email and will be available on the council's SPD webpage below:

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

Please do not hesitate to contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) should you require further information.

Kind regards,

[REDACTED]

[REDACTED]

Cheshire East Borough Council

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning) (England)
Regulations 2012 (as amended)



Sustainable Urban Drainage Supplementary Planning Document

Adoption Statement

Subject Matter: in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that on the 1st February 2024, Cheshire East Council formally adopted the Sustainable Urban Drainage Supplementary Planning Document (SuDS SPD). The decision comes into force from the 1st February 2024.

The SUDs SPD provides guidance on the interpretation of policy SE13 'Flood Risk and Water Management' in the Cheshire East Local Plan Strategy, and policy ENV16 'Surface Water Management and Flood Risk' in the Cheshire East Site Allocations and Development Policies Document. The SPD provides guidance on a range of topics including the information that should be submitted alongside planning applications, guidance on how the most appropriate SuDS solutions should be selected and the council's procedures related to SUDs.

Following consultation, the SUDs SPD was modified to take account of the representations made and other relevant matters in accordance with s23 of the Planning and Compulsory Purchase Act 2004.

Area Covered: Borough-wide.

Location of Documents for Inspection: the adopted SPD; a copy of the report of consultation containing a summary of the representations received to the final draft SPD consultation which took place between the 9 September 2023 and 2 October 2023, the Council's response to those representations received and the modifications made to the SPD are available for inspection alongside a copy of this adoption statement online at: [Supplementary Planning Documents \(cheshireeast.gov.uk\)](https://www.cheshireeast.gov.uk/supplementary-planning-documents).

The minutes of the meeting where the document was adopted can be found on the Council's website: [Agenda for Environment and Communities Committee on Thursday, 1st February, 2024, 10.00 am](#)

Any person with sufficient interest in the decision to adopt the Housing SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the decision to adopt the SPD comes into force.

Further information and paper copies of all documents can be requested from the Spatial Planning Team by e-mail or telephone 01270 685893. Please note that a reasonable charge may be made to cover printing and postage costs.

Strategic Planning Team
Cheshire East Council
5th March 2024

From: [REDACTED]

Sent: Monday, March 18, 2024 3:09 PM

Cc: [REDACTED]

Subject: Cheshire East Local Plan - Developer Contributions and Environmental Protection Supplementary Planning Documents

Hello,

Cheshire East planning policy document consultation

You have received this email as you have previously responded to a local plan consultation, or you have asked to be kept informed of future local plan consultations. Cheshire East Council will publish a planning policy document for consultation, please see below. If you wish to unsubscribe from our consultation mailing list, reply to this email with 'unsubscribe' as the subject.

Developer Contributions Supplementary Planning Document (DC SPD) and Environmental Protection Supplementary Planning Document (EP SPD)

The DC SPD and EP SPD have both now been adopted. Please find attached the adoption notices.

Further information is attached to this email and will be available on the council's SPD webpage below:

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

Please do not hesitate to contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) should you require further information.

Kind regards,

[REDACTED]

[REDACTED]

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Cheshire East Borough Council

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning)
(England) Regulations 2012 (as amended)



Developer Contributions Supplementary Planning Document: Adoption Statement

Subject Matter: in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that on the 11th March 2024, Cheshire East Council formally adopted the Developer Contributions Supplementary Planning Document (DC SPD). The decision comes into force from the 11th March 2024.

The DC SPD provides guidance on policy IN2 of the Cheshire East Local Plan Strategy, and multiple other policies of the development plan. The SPD provides guidance on a range of topics including the calculation of offsite financial contributions, processes the council will employ, and information that should be submitted alongside planning applications.

Following consultation, the DC SPD was modified to take account of the representations made and other relevant matters in accordance with s23 of the Planning and Compulsory Purchase Act 2004.

Area Covered: Borough-wide.

Location of Documents for Inspection: the adopted SPD; a copy of the report of consultation containing a summary of the representations received, the Council's response to those representations, and the modifications made to the SPD are available for inspection alongside a copy of this adoption statement online at: [Supplementary Planning Documents \(cheshireeast.gov.uk\)](https://www.cheshireeast.gov.uk).

The minutes of the meeting where the document was adopted can be found on the Council's website: [Environment and Communities Committee on Monday, 11th March, 2024, 10.00 am](#)

Any person with sufficient interest in this decision may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the decision to adopt the SPD comes into force.

Further information and paper copies of all documents can be requested from the Strategic Planning Team by e-mail or telephone 01270 685893. Please note that a reasonable charge may be made to cover printing and postage costs.

Strategic Planning Team
Cheshire East Council
18th March 2024

Cheshire East Borough Council

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning)
(England) Regulations 2012 (as amended)



Environmental Protection Supplementary Planning Document: Adoption Statement

Subject Matter: in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that on the 11th March 2024, Cheshire East Council formally adopted the Environmental Protection Supplementary Planning Document (EP SPD). The decision comes into force from the 11th March 2024.

The EP SPD provides guidance on policy SE12 of the Cheshire East Local Plan Strategy, and multiple other policies of the development plan. The SPD provides guidance on a range of topics including the processes the council will employ, and information that should be submitted alongside planning applications in relation to matters of environmental protection.

Following consultation, the EP SPD was modified to take account of the representations made and other relevant matters in accordance with s23 of the Planning and Compulsory Purchase Act 2004.

Area Covered: Borough-wide.

Location of Documents for Inspection: the adopted SPD; a copy of the report of consultation containing a summary of the representations received, the Council's response to those representations, and the modifications made to the SPD are available for inspection alongside a copy of this adoption statement online at: [Supplementary Planning Documents \(cheshireeast.gov.uk\)](https://www.cheshireeast.gov.uk/supplementary-planning-documents).

The minutes of the meeting where the document was adopted can be found on the Council's website: [Environment and Communities Committee on Monday, 11th March, 2024, 10.00 am](#)

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Further information and paper copies of all documents can be requested from the Strategic Planning Team by e-mail or telephone 01270 685893. Please note that a reasonable charge may be made to cover printing and postage costs.

Strategic Planning Team
Cheshire East Council
18th March 2024