



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 03 June 2024**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

Committee Members: Cllrs Mike Muldoon (Chair), Simon Richards (Vice Chair),
Tim Wheatcroft, Robert Gray, Gareth Lindop, Kelvin
England, Geraint Price Jones, Sandra Broad and Dave
Poole.

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 07TH MAY 2024

[Attached: Draft minutes of the meeting]

Action: To approve the minutes of the meeting of 07th May 2024.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 24.05.24 response to Cheshire East by 27.06.24.

Application received: 23-May-2024

24/1767C

Hope Street Chapel, Hope Street, Sandbach, CW11 1BA

Proposed partial removal of the existing Brickwork Separating wall between Hope Chapel & adjoining Offices (Centaur House), to form internal access between both buildings along with various non-structural Internal Alterations.

Application deadline: 27-Jun-2024

Application received: 23-May-2024

24/1768C

Hope Street Chapel, Hope Street, Sandbach, CW11 1BA

Listed Building Consent for Proposed partial removal of the existing Brickwork Separating wall between Hope Chapel & adjoining Offices (Centaur House), to form internal access between both buildings along with various non-structural Internal Alterations.

Application deadline: 27-Jun-2024

Submitted WE 10.05.24 last date for comments has expired.

[deadline extension requested]

Application received: 07-May-2024

23/4597C

Land off, Wrights lane, Sandbach

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

Application deadline: 28-May-2024

[deadline extension requested]

Application received: 07-May-2024

23/4597C

Land off, Wrights lane, Sandbach

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

Application deadline: 28-May-2024

Submitted WE 03.05.24 last date for comments has expired.

[deadline extension requested]

Application received: 03-May-2024

24/1660C

65, Princess Drive, Sandbach, CW11 1BP

Demolition of existing garage for proposed two storey side extension.

Application deadline: 29-May-2024

[deadline extension requested]

Application received: 02-May-2024

24/1598C

477, Crewe Road, Sandbach, CW11 3RT

Change of use from hot food takeaway to office for taxi company.

Application deadline: 23-May-2024

[deadline extension requested]

Application received: 02-May-2024

24/1589C

21, Offley Road, Sandbach, Cheshire, CW11 1GY

2 storey rear extension with single storey side and rear extension.

Application deadline: 29-May-2024

Submitted for information only.

Application received: 05-May-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.

Application received: 13-May-2024

24/1763T

22, Gawsworth Drive, Sandbach, Cheshire, CW11 1DY

T1: Oak: To thin out re-growth since last pruning work, in order to reduce crown mass by 10-15%. To remove major dead wood. In order to maintain the amenity provided by the tree, and as part of ongoing tree maintenance, and to allow a little more light to the property.

Application received: 17-May-2024

24/1827T

159, Bradwall Road, Sandbach, CW11 1GP

Complete dismantle and removal of the Crimson Maple at the far east of the property boundary.

6. CONSULTATIONS

6.1 Statement of Licensing Policy Consultation

[Attached: Extract taken from the CEC consultations page.]

[Link: <https://surveys.cheshireeast.gov.uk/s/LicensingPolicyConsultation/>]

Lead: Chair

Action: *to consider and form a response before the 5th of June 2024.*

6.2 Household Waste Recycling Centre Consultation

[Attached: Email form Cheshire East Highways sent on the 7th of May 2024.]

[Link: <https://surveys.cheshireeast.gov.uk/s/MG05GD>]

Lead: Chair

Action: *to consider and form a response before the 16th of June 2024.*

6.3 Review of Supported Local Bus Services

[Attached: Extract taken from the CEC consultations page.]

[Link: <https://surveys.cheshireeast.gov.uk/s/BusServiceReview2024/>]

Lead: Chair

Action: *to consider and form a response before the 3rd of July 2024.*

7. CORRESPONDENCE

7.1 Speed Indicator Devices (SID)

[Attached: Email form Cheshire East Highways sent on the 4th of April 2024.]

Lead: Chair

Action: to consider the correspondence.

7.2 CEC Planning Officer Response

[Attached: Email form Cheshire East Planning sent on the 28th of May 2024.]

Lead: Chair

Action: to consider the correspondence.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 03rd June 2024 at 7pm – location to be confirmed.



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting held on **Tuesday, 07 May 2024**
at the **Charter room, Sandbach Town Hall**, commencing **7pm**.

Present	Councillors	M Muldoon (in the Chair)
		T Wheatcroft
		K England
		S Richards
		S Broad
		J Arnold
	Officers	P Gorzka (meeting Clerk)

1. APOLOGIES FOR ABSENCE

Apologise were received from Cllrs G Price Jones, R Gray and D Poole.

2. DECLARATIONS OF INTEREST

Cllr K England & 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

Resolution: *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.

The owner of the property in application 24/1403C spoke in regard to his application. Challenging some of the concerns raised about the application, such as the position of the drainage, and position of the BT and electricity wires, and other.

E Evans spoke on Item 6, as a representative of Transition Wilmslow's Tree Group and as the organiser of the emerging Cheshire Tree Group. Supporting the motion and suggesting that if STC are able to address any concerns about the proposal regarding insurance a common model could be produced and adopted by other local authorities for the benefit of Cheshire.

After the questions, the Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 08TH APRIL 2024

[Attached: Draft minutes of the meeting]

Resolved: The minutes of the meeting of 08th April 2024 were approved as an accurate record.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 26.04.24 response to Cheshire East by 16.05.24.

Application received: 25-Apr-2024

24/1532C

37, Bradwall Road, Sandbach, CW11 1GF

Existing conservatory on detached garage to be replaced with orangery.

Application deadline: 16-May-2024

Resolved: *Objection. On the grounds of insufficient information in the application on the changes to the property, including no mention of foul drainage which would be required for the changes shown in the Proposed GF Plan document which include a Shower Room.*

Submitted WE 19.04.24 response to Cheshire East by 09.05.24.

Application received: 19-Apr-2024

24/1201C

Centaur House, Hope Street, Sandbach, CW11 1BA

Proposed 5no Replacement windows to the Frontage of Centaur House.

Application deadline: 23-May-2024

Resolved: *No Objection. Contingent on the application being compliant with the comments made in the Heritage Statement and the Heritage and Design document.*

Application received: 19-Apr-2024

24/1403C

Land adjacent to 2, Gowy Close, Sandbach

Construction of two bedroom bungalow with associated driveway, fencing and landscaping.

Application deadline: 15-May-2024

In response to an invitation from the Chair, Cllr Cook opened the discussion on the application giving a brief explanation of the application and comparing it to two similar applications on the same estate which were previously refused. Continuing, Cllr Cook outlined various comments which raised concerns about the application, many of which mirror those found in the Representation from members of the public found in the Planning Documents section of the application.

Members then discussed the application; Cllr England provided the views of Cllr Poole who pointed out incorrect information in the United Utilities report regarding the location of the drainage on the site. Cllr Poole's final note was that in its current form an application like this has never been submitted to the land registry. Cllr England then made a point about technical housing standards for a two-bedroom, two-person property which the application in its current state does not comply with.

Lastly, Cllr Wheatcroft and Arnold discussed the impacts to the appearance of the property and general concerns about building on a green space.

Resolved: *No Comment. The committee notes the concerns of the residents and the comments made by the owner of the property, choosing to defer the decision to Cheshire East Council without either supporting or objecting to the application.*

Application received: 18-Apr-2024

24/1413C

Teru, 54, Hawthorne Drive, Sandbach, CW11 4JH

Single storey rear extension, alteration to roof and internal alterations.

Application deadline: 09-May-2024

Resolved: *No Objection. Contingent on the following:*

- i. The bathroom window in the application is made from some type of obscured/glazed glass.*
- ii. The legal issues outlined in the Representation from member of the public are investigated and addressed.*

Application received: 15-Apr-2024

23/3560C

481, Crewe Road, Sandbach, CW11 3RT

Resubmission of application 22/3232C Change of use to ground floor & basement from Retail E(a) to Dwellinghouse C3(a). The proposals are to convert the ground floor & basement to a 1 bedroomed duplex flat.

Application deadline: 17-May-2024

Resolved: Objection. On the basis of continued inability to endorse this application, citing the same grounds as its previous rejection.

Submitted WE 12.04.24 response to Cheshire East by 09.05.24.

Application received: 09-Apr-2024

24/1226C

92, Heath Road, Sandbach, Cheshire, CW11 2JY
Proposed Conversion of Existing Detached Domestic Garage and Upstairs Hobby Room to Dwelling with Associated Amenity Space, Parking and Access Arrangements.

Application deadline: 9-May-2024

Resolved: *No Objection. Contingent on the following:*

- i. The revised shed placement is used.*
- ii. Comments made by the Conservation Officer are respected and the application is made acceptable as per the details in the Conservation document.*

Submitted WE 05.04.24 response to Cheshire East by 09.05.24.

Application received: 04-Apr-2024

24/1155C

Sunnyside, Moss Lane, Sandbach, CW11 3PL

Replacement of existing dwelling with self/custom build of new dwelling (resubmission of application 23/1061C).

Application deadline: 9-May-2024

Resolved: *No Objection.*

Submitted WE 19.04.24 last date for comments has expired.

Application received: 17-Apr-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: 01-May-2024

Resolved: *No Objection.*

Submitted WE 12.04.24 last date for comments has expired.

[deadline extension requested]

Application received: 09-Apr-2024

24/1303C

2, Vicarage Lane, Sandbach, Cheshire, CW11 3BW

Construction of single storey rear extension.

Application deadline: 30-Apr-2024

Resolved: *The notification is received.*

Submitted WE 05.04.24 last date for comments has expired.

[deadline extension requested]

Application received: 05-Apr-2024

24/1250C

8, Oak Street, Sandbach, Cheshire, CW11 3BJ

Proposed rear/side balcony with glazed balustrading.

Application deadline: 1-May-2024

Resolved: *No Objection.*

[deadline extension requested]

Application received: 03-Apr-2024

24/0994C

24, Furnival Street, Sandbach, CW11 1DJ

Construction of a first floor extension and dormer structure to the rear of existing dwelling with associated internal alterations.

Application deadline: 24-Apr-2024

Resolved: *No Objection.*

6. MEMBERS ITEM (CLLR CORCORAN – TREE PLANTING)

[Attached: Member's item form]

Lead: Chair

Members discussed the item, raising concerns about insurance and future coverage. Cllr England spoke about the complexity of tree planting and the expertise required in deciding their location, which would necessitate such decisions to be made on a county level.

Cllr Richards raised concerns with the wording of the Member's Item, and the needed operation capacity that would be needed to fulfil the role of an overseeing body for tree planting.

Cllr Wheatcroft & Arnold supported the nature of what the item suggests, as a start of a debate on the bigger picture of tree planting in Cheshire. However, they raised concerns about the costs and insurance.

Resolved:

- i. The item to be referred to a future meeting of the Full Council.*
- ii. Cllr Broad to form a draft response to the item, compiling the collective concerns of the committee via email.*

7. CONSULTATIONS

7.1 Carbon Neutrality Action Plan Consultation

[Attached: Email from CEC dated 5th of April containing the Town and Parish Councils' Newsletter]

Lead: Chair

Resolved: *Cllr Wheatcroft to form a draft response to be submitted to CEC, by the Chief Officer, on behalf of the Council, subject to clearance via email by the PCE Committee before the 31st of May 2024.*

7.2 New local plan for Cheshire East Consultation

[Attached: Email from CEC dated 8th of April regarding a new local plan for Cheshire East.

Lead: Chair

Resolved: *Cllr Muldoon to form a draft response to be submitted to CEC, by the Chief Officer, on behalf of the Council, subject to clearance via email by the PCE Committee before the 1st of July 2024.*

8. CORRESPONDENCE

8.1 Planning Application 24/0256C Appeal

[Attached: Notice of appeal from CEC dated 22nd April 2024.]

Lead: Chair

Resolved: *The notification is received. Members stand by their previous comment of "No Objection" to this application and will not be withdrawing the comment.*

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday 03rd June 2024 at 7pm – location to be confirmed.

Meeting Closed at 8:32 pm
Chair Cllr M Muldoon (in the Chair)
PG

Statement of Licensing Policy Consultation 2024

Introduction

Under the Licensing Act 2003 ('the Act'), the council is the licensing authority and is responsible for licensing and overseeing licensable activities as set out in the Act. The Licensing Act 2003 requires the council to prepare and publish a statement of licensing policy with respect to its licensing functions at least every five years. The current policy covers the years 2019 to 2024.

Work has been undertaken to update the policy and we are now seeking your views on the revisions proposed. Please review the revised statement of policy 2024-2029 (https://files.smartsurvey.io/3/0/0T7CM2ZW/IN_PROGRESS_Revised_Statement_of_Licensing_Policy_2024_2029_Appendix_1.pdf) before answering the questions.

This online questionnaire will go through the proposed updates and ask whether you agree or disagree with them. There is also opportunities to add in your comments.

Please respond by **5 June 2024**.

The final draft Policy will then be presented to the Council for adoption.

Your confidentiality is assured

Any personal information you supply will be used in line with the latest Data Protection legislation. To find out more about how we use your information please [see our privacy policy](#).

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From: [REDACTED]
Sent: Friday, May 3, 2024 10:49 AM
Subject: Cheshire East HWRC Review - public consultation launch
Importance: High

Dear Town and Parish Council colleagues,

As you may be aware from the report presented to the Council's Environment and Communities Committee last September and more recently as part of the approved Medium Term Financial Strategy 2024-28 a review of permanent provision of household waste recycling services for Cheshire East has been initiated.

The next stage of the implementation of this review, in advance of the planned report on final recommendations, is to undertake a public consultation. This is now live and can be found at;

https://surveys.cheshireeast.gov.uk/s/HWRC_Consultation_2024

The consultation will run for 6 weeks, closing on Sunday 16th June.

The consultation seeks views on the series of options approved by the Committee alongside a number of other relevant factors around service provision moving forward.

Please note: it specifically does not invite commentary around the forthcoming emergency site closures on which a further update will be issued in the next two weeks.

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

Please also be aware that as part of the communications plan attached to the review we have published a list of frequently asked questions to the council's webpages –

<https://www.cheshireeast.gov.uk/hwrcconsultation>

Kind Regards,

[REDACTED]

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Review of Supported Local Bus Services

Introduction

Purpose of this consultation

The bus network in Cheshire East plays a key role in providing access to jobs and services by connecting people to places.

The local bus network is made up of 37 bus services, of which 21 services are fully supported by the Council (57%), a further 8 are partially supported by the Council (22%), such as evening journeys. 8 services (22%) operate on a fully commercial basis. The Council currently spends £2.5m supporting bus services which are not commercially viable but are deemed important and socially necessary.

The last bus service review was undertaken in 2017 and much has changed in that time. In 2020 the Covid-19 pandemic struck with significant impacts for passenger transport services. This review looks for opportunities to encourage more bus use and get more services operating commercially, tweak services to improve performance and passenger uptake and get better value out of what the Council is spending.

Our objectives for this review are summarised below:

- Maximise opportunities in areas of greatest need;
- Ensure services complement, not compete with commercial services;
- Develop stronger partnership working with commercial operators; and
- Identify opportunities to modernise flexible on-demand transport options.

The consultation will ask you some questions about your current use of bus services, the role of buses in Cheshire East and will gather your views on a range of specific proposals. We are looking for views from both current users of bus services as well as from those who don't currently use the services.

Work done so far

As part of the bus service review, we have looked at the following data and evidence:

- Bus Support Criteria: to rank services based on their ability to support the economy and environmental sustainability, improve access and social inclusion and bus service performance.
- Bus Performance Data: assess current usage and supported bus service performance across the borough.
- Accessibility Mapping: to show the added value provided by supported services at various times of the day.
- Gap Analysis & Developing Proposals: options for redefining the supported bus network are developed.

The supporting information

is https://files.smartsurvey.io/3/0/6K8XDVTI/Bus_Service_Review_Information_Pack_FINAL_May_10.pdf and at libraries and customer contact centres for review and/or you can view the https://files.smartsurvey.io/3/0/ZVQ4QJUT/BSR_2_page_summary_FINAL.pdf

Submitting your comments

Consultation respondents can give feedback either by:

- Completing this online questionnaire.
- Emailing your comments to: BusServiceReview@cheshireeast.gov.uk.
- Completing the paper version of the questionnaire at libraries and customer contact centres and returning it in the freepost envelope provided.
- Writing to: Research and Consultation Team, Cheshire East Council, Westfield's, Middlewich Road, Sandbach, CW11 1HZ.

For any queries about this consultation, e.g. if you would like to receive this questionnaire in an alternative format or submit your response in a different way, please email BusServiceReview@cheshireeast.gov.uk. If you do not have email access please call Customer Services on 0300 123 55 00 who will send the response on your behalf.

Please respond by Wednesday 3 July 2024.

Once the consultation closes we will analyse all responses, produce a summary report of them, and publish this online on our [consultation results webpage](#) later this year.

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From: Road Safety [REDACTED]

Sent: Tuesday, May 21, 2024 11:08 AM

Subject: RE: Speed Indicator Devices (SID) - Reminder

Dear Clerk,

I write in reminder of the below email, can you please let us know the number of working SIDs you currently have along with the location of all these posts you have in place that are used for SIDs.

If you have already provided us with a list of SIDs and post locations, please kindly ignore this email.

Kind Regards,

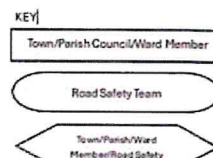
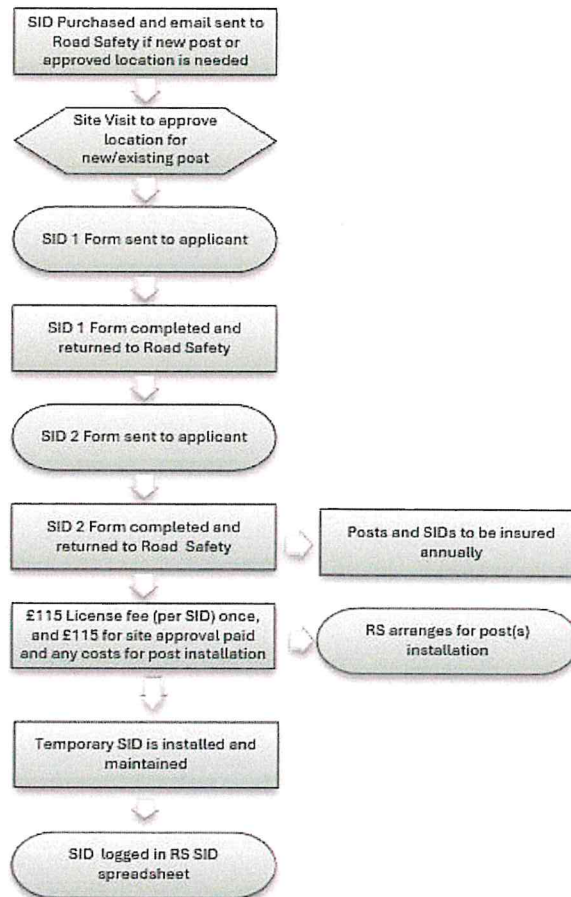
From: Road Safety [REDACTED]

Sent: Thursday, April 4, 2024 2:42 PM

Subject: Speed Indicator Devices (SID)

Dear Clerk,

We are carrying out amendments to our Cheshire East Road Safety webpage this month and in particular regarding SIDs, we have the following flowchart ready.



7.1

The 2024/25 fees and charges are shown below.

SIDs	
Initial consultation	£115
SID Licence Fee (one off payment)	£115

The Town or Parish Council are responsible for the attachment of the SID to a post.

Any legal costs associated with placement of the SID are to be covered by the Town or Parish Council. Insurance is required for the SID and post(s) used.

Therefore, can you please let me know of the number of working SIDs you currently have.

Also, can you please let me know of the location of all these posts you have in place that are used for SIDs.

Kind Regards,



From: [REDACTED]
Sent: Tuesday, May 28, 2024 11:34 AM
To: [REDACTED]
Subject: RE: Sandbach Town Council Planning Committee meeting

Dear [REDACTED]

Thanks for your e-mail.

What queries do the Town Council have?

Could you let me know as it may be easier just to provide this information via e-mail.

Thanks,

[REDACTED]

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