



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 08<sup>TH</sup> APRIL 2024**

[Attached: Draft minutes of the meeting]

**Resolved:** The minutes of the meeting of 08<sup>th</sup> 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 31<sup>st</sup> 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 1<sup>st</sup> of July 2024.*

## 8. CORRESPONDENCE

### 8.1 Planning Application 24/0256C Appeal

[Attached: Notice of appeal from CEC dated 22<sup>nd</sup> 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 03<sup>rd</sup> June 2024 at 7pm – location to be confirmed.

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