



**SANDBACH**  
Town Council

**PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Agenda for the meeting to be held on **Tuesday, 27 August 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 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.*

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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)*

**4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 29 JULY 2024**

[Attached: Draft minutes of the meeting]

**Action:** *To approve the minutes of the meeting of 29 July 2024.*

**5. OBSERVATIONS ON PLANNING APPLICATIONS**

Lead: Chair

Submitted WE 16.08.24 response to Cheshire East by 06.09.24.

24/2956C

Hill Cottage, the Hill, Sandbach, Cheshire, CW11 1FD

The erection of a single storey garage to the front of the existing property at Hill Cottage.

*Application received: 15-Aug-2024*

***Application deadline: 09-Sep-2024***

24/2968C

31, Belmont Avenue, Sandbach, CW11 1BT

Prior approval for proposed garage extension to rear of existing attached garage extending 3.6 metres beyond the rear wall, maximum height of 2.5 metres and eaves height of 2.25 metres.

*Application received: 16-Aug-2024*

***Application deadline: 06-Sep-2024***

Submitted WE 02.08.24 response to Cheshire East by 29.08.24.

24/2688C

9, Old Middlewich Road, Sandbach, CW11 1DP

Variation of conditions 1, 3 & 6 on application 19/0349C - Variation of Conditions 2, 4, 9, 11, 12, 14, 17 and 18 on approved application 15/3379C

*Application received: 29-Jul-2024*

***Application deadline: 29-Aug-2024***

Submitted WE 26.07.24 response to Cheshire East by 29.08.24.

24/2649C

Catriona, 15, The Gardens, Sandbach, Cheshire, CW11 1BB

Partial demolition and extension and alteration

*Application received: 25-Jul-2024*

***Application deadline: 29-Aug-2024***

Submitted WE 26.07.24 response to Cheshire East by 27.08.24.

24/2666C

442, Crewe Road, Sandbach, Cheshire, CW11 4QG

Proposed use of existing garden outbuilding from incidental to support occasional clinical (osteopath) use as a start-up business. Currently expected to be 1-2 days per week but could potentially increase in the long term. The building will also be used as a home office for the residents of the property.

*Application received: 23-Jul-2024*

***Application deadline: 27-Aug-2024***

Submitted for information only.

24/2888T

Land Opposite 1, Dunham Close, Sandbach, CW11 4EL

TPO designation T7 Acer pseudoplatanus (sycamore) request crown lift of 2nd & 3rd order branches over highway only to 5.5m to clear and 2m clearance of branches from Lamppost North of tree.

*Application received: 20-Aug-2024*

24/2845T

The Commons House, 31, The Commons, Sandbach, Cheshire, CW11 1FJ

[1] Holly: At the rear right border of property. Proposal: Reduce regrowth stems down to a level 1m above previous pollard point and allow to regenerate. Reason: Regrowth crown has now become large for position and has suspected phytophthora infection causing visible dieback of singular stems and thinning of crown. Reduction (rather than more severe full repollard) will remove poor regrowth crown and encourage strong regeneration on a compact structure (much like has been achieved on nearby similar local authority hollies in Sandbach Park [2] Bay Laurel: Growing against wall at rear left border of the property]. Proposal: Reduce regrowth height by 1.5m. Reason: Cyclical pruning to control regrowth and to shape

*Application received: 12-Aug-2024*

24/2630T

6, Summer Drive, Sandbach, CW11 4EJ

Tree works to Hornbeam tree (T1) to reduce overhang by 2 metres, fell Cherry tree (T2) and reduce Beech trees (T3 & T4) back by up to 3 metres

*Application received: 29-Jul-2024*

## **6. COMMITTEE RESIGNATION**

**Action:** To note the resignation of Cllr Broad, there have currently been no Councillors nominated for co-option.

## 7. CONSULTATIONS

### 7.1 Cheshire East Libraries Strategy Consultation Launch

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

[Link:

[https://surveys.cheshireeast.gov.uk/s/Library\\_Strategy\\_Consultation\\_2024](https://surveys.cheshireeast.gov.uk/s/Library_Strategy_Consultation_2024)]

Lead: Chair

**Action:** *to consider and form a response before the 15th of September 2024.*

### 7.2 Styal NP Regulation 16 Consultation

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

[Link: <https://cheshireeast-consult.objective.co.uk/kse/event/38079>]

Lead: Chair

**Action:** *to consider and form a response before the 17th of September 2024.*

### 7.3 Neighbourhood Development Plan submission: Astbury & Moreton NP (Modification) Regulation 16 Consultation

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

[Link: <https://cheshireeast-consult.objective.co.uk/kse/event/38117>]

Lead: Chair

**Action:** *to consider and form a response before the 02<sup>nd</sup> of November 2024.*

## 8. CORRESPONDENCE

### 8.1 Cycleways in Sandbach

[Attached: Email sent by resident regarding dangerous cycleways in Sandbach received on the 04<sup>th</sup> of August 2024]

Lead: Chair

**Action:** to consider the correspondence.

### 8.2 Town Tip Closure Plans Petition

[Attached: extract taken from article posted on the 16<sup>th</sup> of August 2024]

[Link: [https://www.cheshire-live.co.uk/news/chester-cheshire-news/residents-urged-fight-councils-plans-29755720.amp?IYA-mail=1ac2ffb7-4899-48e5-a801-fa934b2f30d6&utm\\_source=inyourarea.co.uk&utm\\_medium=Referral](https://www.cheshire-live.co.uk/news/chester-cheshire-news/residents-urged-fight-councils-plans-29755720.amp?IYA-mail=1ac2ffb7-4899-48e5-a801-fa934b2f30d6&utm_source=inyourarea.co.uk&utm_medium=Referral)]

Lead: Cllr Wheatcroft

**Action:** to consider the correspondence.

### 8.3 Land South of Old Mill Road Cycle Parking & Access

[Attached: Email sent by representative of Cycling UK on the 26<sup>th</sup> of July and 18<sup>th</sup> of August regarding application 23/4600C]

Lead: Chair



**Action:** to consider the correspondence.

#### **8.4 Estate Agency Boards**

[Attached: Email sent by Northwood UK on the 15<sup>th</sup> of August regarding application regarding a for-sale board placement enquiry]

Lead: Chair

**Action:** to consider the correspondence.

#### **8.5 Planning Application 20/5466C**

[Attached: Email sent by resident on the 20<sup>th</sup> of August regarding application 20/5466C]

**Action:** to consider the correspondence.

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

The date of the next meeting is Monday, 23 September 2024 at 7pm – location to be confirmed.

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**SANDBACH**  
Town Council

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

Minutes of the meeting held on Monday, 29<sup>th</sup> July 2024 at 7.00pm, in Sandbach Town Hall (Charter Room).

**Present:** Councillors M Muldoon (Chair)  
R Gray  
G Lindop  
D Poole  
T Wheatcroft  
K England

Also present was one member of the public.

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence received from Cllrs S Richards and G Price Jones, due to personal reasons.

### **2. DECLARATIONS OF INTEREST**

Councillor Muldoon declared a pecuniary interest in agenda item 24/2268C and confirmed he would leave the room during this discussion and vote. Cllr England will chair this agenda item.

### **3. ITEMS TO BE CONSIDERED IN THE ABSENCE OF PUBLIC AND PRESS**

It was confirmed that no items needed to be considered without press or public in attendance.

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### **PUBLIC QUESTIONS**

The meeting was adjourned to allow questions from the member of public in attendance. There being no questions, the meeting was immediately reconvened.

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### **4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 8 JULY 2024**

**Resolved:** The minutes of the meeting held 8 July 2024 were approved as a true record.

Chair Initials: \_\_\_\_\_

## 5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 19.07.24 response to Cheshire East by 07.08.24.

24/2535C

Land to the north of 24 Church Lane, Sandbach

Variation of condition 2 - plans on application 22/1485C.

**Resolved:** No objection.

24/2582C

23 , Price Avenue, Sandbach, Cheshire East, CW11 4BN

The proposal includes a double-storey side extension and new external wall insulation to the existing property.

**Resolved:** Members accept the application, subject to increase of boundary gap to meet guidelines of *CEC Residential Standards Policy HOU13 (Section 8.2)* which requires 'each building should normally be set back at least 1 metre from the side boundary'.

24/2590C

1, Bramall Close, Sandbach, CW11 1EF

Alterations to front elevation including new covered porch, bay window and upper half of front elevation rendered.

**Resolved:** Members recommend acceptance of the application, on the provision that CEC Planning Officer accepts or takes a view on suggested render.

24/2571C

30, Belmont Avenue, Sandbach, Cheshire, CW11 1BY

Variation of condition 2 - plans on application 23/0319C.

**Resolved:** No objection, on the understanding that the garage is situated in same location as detailed within previously approved application.

Submitted WE 12.07.24 response to Cheshire East by 31.07.24.

24/2499C

McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH

Proposal for the installation of two rapid electric vehicle charging stations and ancillary equipment within the car park of McDonalds - Sandbach. Two existing parking spaces will become EV charging bays.

**Resolved:** The application is accepted and welcomed, providing an environmental noise assessment is carried out.

It is suggested that applicant considers relocating the proposed stations and equipment to spaces adjacent to Aldi car park (South-East Corner of submitted site plan).

24/2474C

113, Park Lane, Sandbach, CW11 1EJ

New first Floor / Roof Configuration inc. Front and Rear Extensions.

**Resolved:** No objection

Chair Initials: \_\_\_\_\_

Submitted WE 05.07.24 response to Cheshire East by 25.07.24.  
24/2268C

Land At Former Albion Chemical Works, Booth Lane, Moston, Cheshire  
EIA Screening.

*Cllr Muldoon left the room, due to a declared pecuniary interest, whilst this item was considered. Cllr England Chaired the item discussion and vote.*

**Resolved:** Accept the Environmental Impact Assessment screening, with further investigation, albeit that land remediation, soil investigation, water treatment and air quality would need to be fully assessed.

**6. CONSULTATIONS**

None received.

**7. CORRESPONDENCE**

None received.

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

The date of the next meeting is Tuesday, 27 August 2024 at 7pm in the Town Hall Charter Room.

Meeting closed 7.52pm

Cllr M Muldoon (Chair)

KP

Chair Initials: \_\_\_\_\_

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## Library Strategy Consultation 2024

### Purpose of this consultation

Cheshire East Council, like all councils across the country, has been experiencing unprecedented financial pressures and is required to put forward proposals showing how it can balance its budget. The council approved its medium-term financial strategy (MTFS) for 2024 to

2028 (<https://www.cheshireeast.gov.uk/pdf/council-and-democracy/budget-report/appendix-c-mtfs-2024-2028.pdf>) at a meeting of Full Council in February

2024 (<https://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=239&Mid=9819>), and this put forward proposals showing how the council could balance its budget for the next 4 years.

The MTFS for 2024 to 2028 included proposal 73: "Libraries Strategy". This proposal set out the intention to develop a Libraries Strategy to consider the medium and long term future of this service, in particular how it becomes more financially self-sustainable through income generation. This proposal set a further savings target of **£615,000** for the Library Service.

Cheshire East Council is now conducting this consultation on a draft Libraries Strategy for 2024 to 2028

([https://files.smartsurvey.io/3/0/JK024YK3/Library\\_Strategy\\_Consultation\\_2024\\_Draft\\_Libraries\\_Strategy\\_for\\_2024\\_to\\_2028.pdf](https://files.smartsurvey.io/3/0/JK024YK3/Library_Strategy_Consultation_2024_Draft_Libraries_Strategy_for_2024_to_2028.pdf)), and on how this strategy will be delivered and how this savings target will be met. An accessible version of this draft Library Strategy is also available here

([https://files.smartsurvey.io/3/0/GUKDV03Y/Library\\_Strategy\\_Consultation\\_2024\\_Draft\\_Libraries\\_Strategy\\_for\\_2024\\_to\\_2028\\_ACCESSIBLE\\_VERSION.pdf](https://files.smartsurvey.io/3/0/GUKDV03Y/Library_Strategy_Consultation_2024_Draft_Libraries_Strategy_for_2024_to_2028_ACCESSIBLE_VERSION.pdf)).

This strategy has been developed based on feedback from past Library Service Consultations, in liaison with key council services including Adults, Childrens, Communities, Customer Services, Public Health, and Leisure Services, and in conjunction with Cheshire East Ward Councillors and Town and Parish Councils.

The final Libraries Strategy will be amended to reflect consultation feedback, with Environment and Communities

Committee (<http://moderngov.cheshireeast.gov.uk/ecminutes/ieListMeetings.aspx?CId=962&Year=0>) having a final say on whether it is adopted later this year.

Note that proposals for Prestbury Library are not included within the scope of this consultation, as that library is funded by The Ann Whittaker Trust, which is an independent Charitable Trust first established in the 1600s, and which is a model which could not easily be replicated elsewhere.

## **Listening to consultation feedback**

The draft strategy has not yet been finalised and may be amended based on consultation feedback. Proposals being amended based on consultation feedback has often been the case with council consultations, including for example:

**The Maintenance of Green Spaces Consultation 2023** – Initial proposals for the maintenance schedule of green spaces were revised based on consultation feedback. In general, there was a shift towards sites being maintained to a higher standard either through a revised typology classification and/or a higher amenity level due to the feedback received.

**The Strategic Leisure Review 2024** - Initial proposals to close 4 leisure centres in Cheshire East were reversed, with alternative service delivery models put in place and service savings found elsewhere, the development of which was based heavily on consultation feedback.

## **Giving 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 which are available at all local libraries, or which can be obtained by contacting us
- Emailing the Research and Consultation Team ([ceconsultation@cheshireeast.gov.uk](mailto:ceconsultation@cheshireeast.gov.uk))
- Calling Customer Services on 0300 123 55 00, who will send us your feedback on your behalf

This consultation will close on **15 September 2024**.



## **Contact us**

If you have any questions about this survey, or if you want this questionnaire in a different format or to submit your response in a different way:

- Email the Research and Consultation Team ([ceconsultation@cheshireeast.gov.uk](mailto:ceconsultation@cheshireeast.gov.uk))
- Call Customer Services on 0300 123 55 00, who will send us your query on your behalf

## **Keeping your data safe**

Any personal information you give us will remain private, be stored securely, and be used in line with the Data Protection Act 2018. To read more about how we use your data read our Privacy Notice

([https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/website\\_information/privacy-notices/research-and-consultation-team-privacy-notice.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/website_information/privacy-notices/research-and-consultation-team-privacy-notice.aspx)).

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## Styal NP Regulation 16 Consultation

Cheshire East Council has received a Neighbourhood Plan proposal submitted by Styal Parish Council.

A public consultation is open for a period of 6 weeks to receive representations on the submitted plan.

Below you will find the notice of proposed plan, which include details of when and where representations on the plan can be made.

- Notice of proposed plan  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6362712>)

Submitted Neighbourhood Development Plan Documents:

The following documents have been submitted to Cheshire East Council:

- Submitted neighbourhood plan  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6359433>)
- Basic conditions statement (PDF file)  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6359432>)
- Consultation statement (PDF file)  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6359435>)
- SEA screening assessment (PDF file)  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6359431>)
- Design guidelines and codes document (PDF file)  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6359434>)

## **Making Representations:**

Representations on the Styal Neighbourhood Plan should be made directly to Cheshire East Council before **7PM on the 17 September 2024**.

Representations can be made:

- Online using this consultation portal (preferred method).
- By email to [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)
- In writing to Spatial Planning, Cheshire East Council, Westfields, Middlewich Road, Sandbach CW11 1HZ

Any representations made may include a request to be notified of Cheshire East Councils decision on the proposed plan.

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)

## **Astbury & Moreton NP (Modification) Regulation 16 Consultation**

Cheshire East Council has received a Neighbourhood Development Plan proposal submitted by Newbold Astbury cum Moreton Parish Council.

A public consultation is open for a period of 6 weeks to receive representations on the submitted plan.

Below you will find the notice of proposed plan, which include details of when and where representations on the plan can be made.

- Notice of proposed plan  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6369760>)

Submitted Neighbourhood Development Plan Documents:

The following documents have been submitted to Cheshire East Council:

- Submitted Neighbourhood Plan  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6369465>)
- Basic Conditions Statement  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6369464>)
- Consultation Statement  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6369746>)
- SEA Screening Assessment  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6369466>)
- Design Guide  
(<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6369467>)

## **Making Representations:**

Representations on the Astbury and Moreton Neighbourhood Plan (Modification) should be made directly to Cheshire East Council before **7PM on the 02/10/24**.

Representations can be made:

- Online using this consultation portal (preferred method).
- By email to [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)
- In writing to Strategic Planning, Cheshire East Council, Westfields, Middlewich Road, Sandbach CW11 1HZ

Any representations made may include a request to be notified of Cheshire East Councils decision on the proposed plan.

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)



**From:** [REDACTED]  
**Sent:** Sunday, August 4, 2024 4:59:39 PM  
**To:** Dave Poole <dave.poole@sandbach.gov.uk>; Gareth Lindop <Gareth.Lindop@sandbach.gov.uk>; geraint.price@sandbach.gov.uk <geraint.price@sandbach.gov.uk>; Tim Wheatcroft <Tim.Wheatcroft@sandbach.gov.uk>  
**Subject:** Re: Dangerous cycleways and path from the Heath to traffic lights

Further photographs regarding my previous email

Thank you

On 4 Aug 2024 16:52, [REDACTED] wrote:

Dear Councillors,

We live on Hawthorne Drive and all members of our household cycle. We are concerned about the safety of various cycleways in Sandbach:

a) High Street travelling down the hill towards the lights.

Outside the main church gate there are FREQUENTLY cars parked in the clearly marked cycle lane - I have attached photos. They park on the hashed ( no parking) area and over the cycle lane. There is a bollard there and these cars force a cyclist round the bollard and in to traffic coming up the hill. Last week I saw a young boy on the cycle lane have to swerve around a car coming up the hill and determined to park in this hashed area. This is so dangerous! Some of the cars regularly park there as if it is their space. There are often spare actual spaces that these cars have passed to park on the cycle lane.

My understanding is that the traffic warden usually only comes to Sandbach on a Thursday and never at the weekend? They are therefore getting away with this.

b) Middlewich Road

There is a cycle lane heading towards Elworth but people just park on it outside houses causing cyclists to have to pull out in to the busy traffic. At school dropping off/ picking up this is worse than ever and again dangerous with cars pulling over to park or pulling out. Is this actually allowed in a cycle lane? If so, why Mark it for cyclists?

c) Old Middlewich Road

You have removed the cycle path that enabled cyclists to safely approach the mini roundabout on Old Middlewich Road ( near fountain) which is now a parking area and one way street in the opposite direction. You also still have a small blue cycling sign directing bikes in to what is now the oncoming traffic.

# 8.1

Surely the Council should be enabling residents to cycle safely to help the environment. We always try and use our bikes (or walk) for local activities but it seems like cars are given priority in the above areas.

We would also like to comment on the recent repair to the path from Sandbach Heath down to the traffic lights (ginnel at end of Maple Close ). This has been poorly repaired and is not safe for the elderly or people with mobility scooters - is marginally better than it was but still unsuitable. We walk up/ down here most days and chat to other users who are not happy with it and feel unstable on it. Surely we can do better from are area with lots of bungalows and older people .

Thank you for your consideration in these matters. We hope you will support cyclists and the elderly to move around Sandbach more easily.





## **Residents urged to fight council's plans to close town's tip**

### **A petition has been launched with hundreds opposing the council's proposals**

Alsager residents are being urged to sign a petition calling on Cheshire East Council to dump possible plans to close their tip so it can fund a new site at Congleton.

The council has recently consulted with the public on proposals for its future provision of household waste recycling centres across the borough.

The cash-strapped council, which needs to plug a £100m four-year funding gap, asked residents for their views in the consultation on:

- All [seven] HWRCs remain open as they are now;
- Poynton HWRC to close
- Bollington HWRC to close;
- Bollington, Middlewich and Poynton to close, leaving just Crewe, Macclesfield, Knutsford and Alsager open.

But there was also a separate sub-option to all three core options presented, which would give consideration to closing the existing Alsager site to fund a new Congleton tip.

Alsager town councillor Michael Unett (Lab) said: "Alsager doesn't deserve to potentially lose its HWRC to pay for a new one in Congleton."

Congleton's tip closed in 2021 because the lease expired and the landowners did not wish to renew it.

The council said at the time it had no choice but to close the tip because it didn't own the land.

Cllr Unett told the Local Democracy Reporting Service today (Friday): "The main recommendations are to keep up to four core sites which includes Alsager.

"Then somebody has added this sub-option, alternatively for consideration, that they could agree to go down to four sites but if you close Alsager that would provide a new HWRC in Congleton."

Cllr Unett said closing down Alsager and setting up a new site in Congleton hadn't been costed.

He said as well as the costs involved in closing down Alsager, there is still a significant financial risk because the council would have to lease or find land suitable for a new centre

# 8.2

in Congleton, build the new centre and get the relevant permissions and licences in place for the operation of the new contract.

“There’s just so many different risks involved in doing that when, actually, you’ve got quite a well-established and well-used site already at Alsager,” he said.

“I don’t see what sense it would make to take those risks.”

He added: “I would hope the environment and communities committee wouldn’t be very minded to go for it because of the financial risks of the sub-option but I think, while that sub-option is on the table, the future of Alsager’s HWRC is in doubt so we want to do everything possible to see that that is rejected.”

The six-week public consultation on the HWRCs closed in June and the results have not yet been published.

A decision on the permanent closure of some of the sites is expected to be made at next month’s meeting of the environment and communities committee.

In the meantime, the centres at Bollington, Middlewich and Poynton have already been closed.

When the three sites shut at the beginning of this month the council said it was temporary, pending the outcome of the consultation.

The Keep Alsager’s Household Waste Recycling Centre Open petition, started by Cllr Unett, can be found on the [change.org](https://www.change.org) website.

So far 279 people have signed the petition since it was published online yesterday.

**From:** [REDACTED]  
**Sent:** 18 August 2024 10:01  
**To:** [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk); [sam.corcoran@cheshireeast.gov.uk](mailto:sam.corcoran@cheshireeast.gov.uk);  
[Genni.Butler@cheshireeast.gov.uk](mailto:Genni.Butler@cheshireeast.gov.uk)  
**Cc:** [info@sandbach.gov.uk](mailto:info@sandbach.gov.uk)  
**Subject:** 23/4600C, Land South of OLD MILL ROAD, northern parcel; cycling on FP 18; access Laurel Close

Dear planning,

[REDACTED]

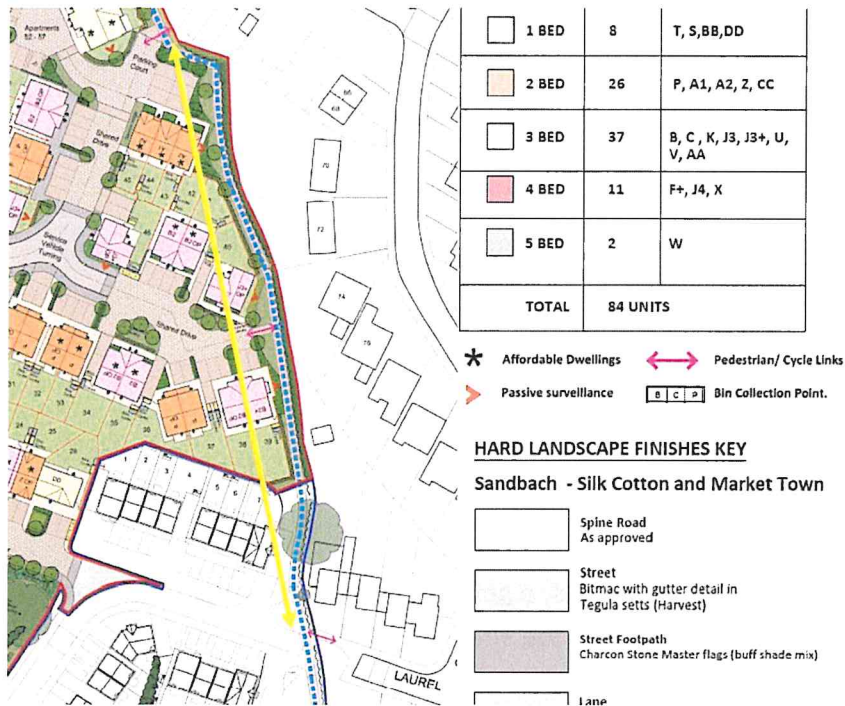
The above has been approved. I believe this relates to 19/3784C to which Appeal B, 3249485 applies. I am pleased that condition 21 reads

*“Prior to the use of any facing or roofing materials, a scheme to include the provision of improved pedestrian/cycle infrastructure within the site including the provision of pedestrian/cycle links onto Houndings Lane and Laurel Close together with a timetable for implementation shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in accordance with the approved details and timetable.”*

Part of 23/4600C are 2 “Pedestrian / Cycle Links” on to footpath 18 (Proposed Colour Site Layout, job no 23219, 210, E, Nov 2023). They are located adjacent to apartments 52-57 and plot 40. Please advise how cycling on FP18 can be enabled over the section marked in yellow. I believe the landowner can permit cycling on a public footpath. There is no bylaw or Traffic Regulation Order that expressly prohibits cycling on the route and I believe simply permitting cycling would be a workable solution.

Please also consider appropriate cycling signage.

Furthermore I assume the planning department is awaiting further information on cycling access to Laurel Close and I would be grateful if you kept me informed.



Regards,

[Redacted Signature]

Cycling UK, Sandbach

**Subject:** 23/4600C, housing at Land South of OLD MILL ROAD, SANDBACH, cycle parking

**Date:** Fri, 26 Jul 2024 16:07:11 +0000

**From:** [Redacted]

[Redacted Address]

To: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk) <[planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)>

CC: [sam.corcoran@cheshireeast.gov.uk](mailto:sam.corcoran@cheshireeast.gov.uk) <[sam.corcoran@cheshireeast.gov.uk](mailto:sam.corcoran@cheshireeast.gov.uk)>, [info@sandbach.gov.uk](mailto:info@sandbach.gov.uk) <[info@sandbach.gov.uk](mailto:info@sandbach.gov.uk)>

Dear planning,

Further to the meeting of the Strategic Planning Board 24<sup>th</sup> of July and the Officer's report I would like to comment on Condition 16. "Cycle parking provision to be submitted and approved".



The main points:

1. **The six one bed apartments 52-57 require racks and a shelter**
2. **The four two bed apartments 58-61 require a shelter**
3. **The bike sheds for houses without garages but with garden**
4. **Cycle parking in houses with garages**

The text below refers often to the drawing Northern Parcel Cycle and Bin Storage Provision and will be referred to as 'the drawing'.

### **The six one bed apartments 52-57 require racks and shelter**

The applicant's representative admitted during the meeting that cycle parking had been overlooked here. The element from the drawing states "*Each property to have provision for **secure covered** storage for 2no. bikes per dwelling. i.e. 24 cycles total.*" I assume the 12 dwellings referred to here are the twelve one bedroom dwellings apartments 52-57 and 58-61 plus bungalows 22 and 26.

According to that quote 12 spaces should be provided though I feel this is too much. I therefore recommend six spaces for apartments 52-57, resulting in three 'Sheffield'-type racks.

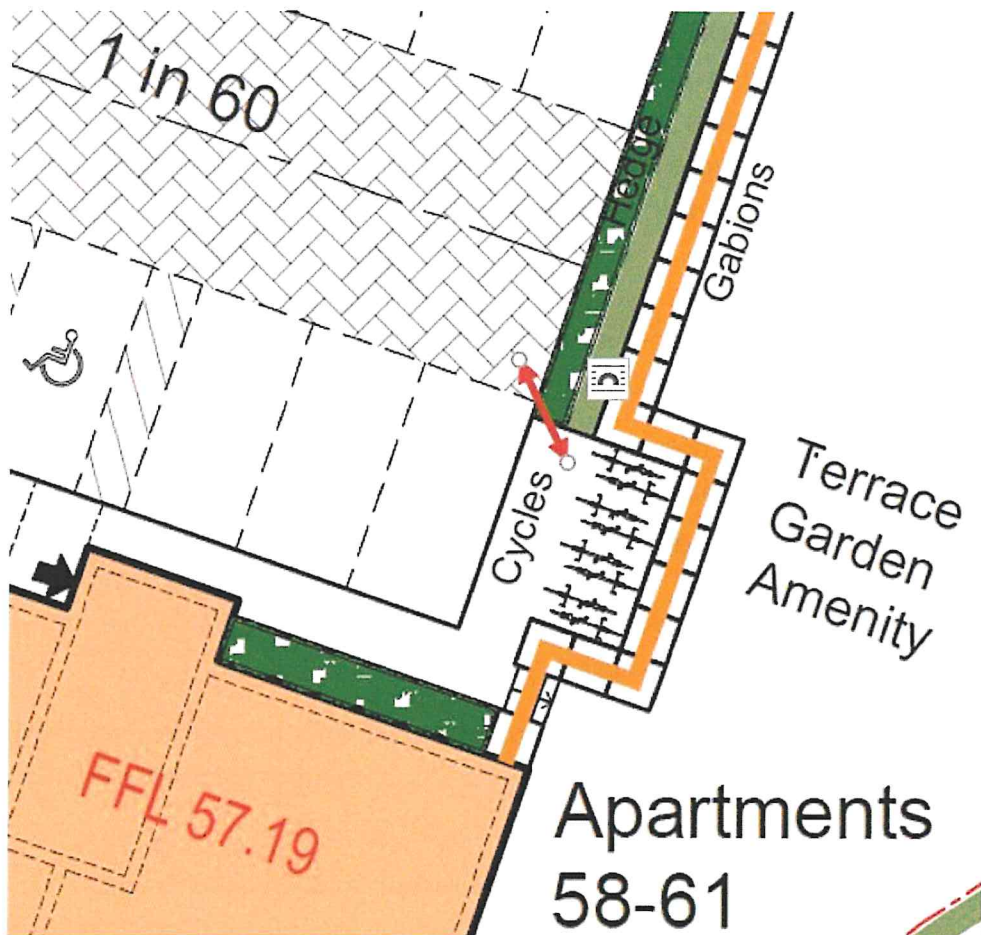
Additionally a shelter should be provided to address the "covered" element. If a ready-made shelter is used then I recommend a 'roof' as opposed to a 'bubble' shelter (which would have front panels) to reduce the chance of vandalism. The 'roof' shelter at B&M in Sandbach below has been standing for many years, with only a small hole in the roof.



I recommend individual racks sunk into the ground as shown above, rather than a 'toast rack' (where a number of stands are fixed to 2 rails) as the bicycle wheels tend to conflict with the rails. Note, in the above example the racks are spaced too tightly. The distance between the racks must be a minimum of 1 metre, with 60 cm between the last racks in the row and the posts for the shelter, resulting in 3.20m minimum width for the shelter.

**The four two bed apartments 58-61 require a shelter**

The picture shows 8 bicycles parked on a space that I believe is 3.70 metres wide. The space is bordered by "gabions", cages for I believe a stone retaining wall.



The required space for 4 racks is 4.20m, plus space for the feet of a shelter. I recommend widening the cycle parking space to accommodate 4 racks. Furthermore a shelter needs to be added as above for apartments 52-57.

I recommend removing a small section of the hedge to allow for better access to the cycle parking spaces as indicated by the red arrow.

#### **The bike sheds for houses without garages but with garden**

The drawing states “*Properties without garages to be provided with Rowlinson Overlap Bike Garden Store Sheds or similar approved . To be securely located in rear gardens as indicated on plan.*”



The cycle parking guide for new residential developments states the minimum internal width should be 200cmx100cm; with walls of tongue and groove construction at least 18mm thick. The Rowlinson shed does not meet those requirements. Furthermore, whilst it can be locked with a padlock the hinges can be unscrewed very easily to open the shed. I recommend to find a shed compliant with the guidance.

### **Houses with garages**

The drawing states “*Properties with garages sized to have cycle storage for 2no. bikes at rear of garage and to be provided with wall mounted cycle hooks.*”

The cycle parking guide for new residential developments states “*If dedicated cycle parking is not provided elsewhere, garages can be a convenient and secure place to park cycles if designed correctly. The size of the garage must allow cycles to be removed easily without first driving out any car parked within it.*” (4.1.3) and “*Garage arrangement is based on the minimum 3300mm x 6000mm area allowing parking for a typical family car and the necessary circulation space for access to cycles.*” (4.1.5)

I doubt that the garages meet those requirements, as there would be no need to provide the hooks. Please confirm the size of the garages. If they don't meet these requirements then please make changes.

The cycle parking guide for new residential developments mentions cycle hooks as “*Ineffective cycle parking*” (Appendix C). They are inconvenient for able bodied people and impossible to use for anyone else. I suggest to not provide them.

Please don't hesitate to contact me should you have further questions.

Regards



Cycling UK

13 Deans Lane, Sandbach, CW11 3HF

Document:

Cycle parking guide for new residential developments,  
[https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire\\_east\\_local\\_plan/supplementary\\_plan\\_documents/design-guide-supplementary-planning-document.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx)

cc Cllr Corcoran, Sandbach Town Council



**From:** [REDACTED]  
**Sent:** Thursday, August 15, 2024 8:53 PM  
**Cc:** Info <info@sandbach.gov.uk>  
**Subject:** Estate Agency boards

Hi,

I own the Sandbach franchise of Northwood Estate Agents. This may appear strange but I would like to seek the councils opinion on the placement of Estate Agent For Sale boards. My understanding is that the regulations require a board to be placed on the land belonging to the property being sold.

What I have noticed in Sandbach is that Bridgford and BJB appear to be placing more board on the highways and entrance to estate, this includes the small arrows pointing to a road. As a result we have clients feeling disadvantaged if we don't follow suit.

**Examples:**

1. There are currently two estate agent board erected using the Old Mill Lane road sign at the head of Congleton Road.
2. At the entrance to the Albion Lock estate there were eight boards at one time and this made the approach to the estate look messy.
3. Having been an estate agent since 1986, this is the first area in where I have worked and that free placement of boards was allowed. Please can you consider enforcing the regulations, having served estate agents with a suitable period to self correct (7 days would be enough).

Please feel free to reach and an discuss if needed.

All the best

[REDACTED]

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**PAGE**

**From:** [REDACTED]  
**Sent:** Tuesday, August 20, 2024 8:49 PM  
**To:** 'Cheshire East Planning' <CEPlanning@cheshireeast.gov.uk>  
**Cc:** [REDACTED] Info <info@sandbach.gov.uk>; Sam Corcoran <sam.corcoran@sandbach.gov.uk>; 'CRANE, Laura (Councillor)' <Laura.Crane@cheshireeast.gov.uk> [REDACTED]  
[REDACTED]  
**Subject:** Planning Application 20/5466C

Dear CE Planning

I am concerned that work is taking place on the access to Capricorn business park adjacent to M6 Junction 17 without due regard to the impact on local infrastructure.

Highways Technical Note was posted on the planning webpage for 20/5466C on 11<sup>th</sup> April 2024. This appears to signify approval for work to commence on the roundabout at the entrance to Capricorn, installed incorrectly in 2019. The reasons for my concern are reflected in the minutes from Sandbach Town Council Planning Committee Meeting 15<sup>th</sup> February 2021, I draw your attention to items 3.1, 3.2 and 3.3, and to the correspondence attached. In particular, item 3.1 is specific in relation to compliance, and there may be issues that are not addressed by the Technical Note. You may be inclined to review the Technical Note in this light.

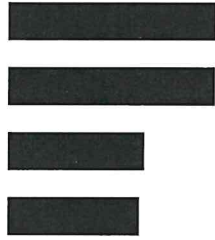
It appears that these minutes were not posted on the CE Planning webpage for either 20/5466C or the application for the main Capricorn site, 17/4838C, so my concern is that the issues raised in the STC Planning Meeting may not have been observed. Further, that the issues raised in CE Highways comment on 17/4838C dated 10<sup>th</sup> August 2022 that relate to the same infrastructure have not been considered. I mention this because, as a layman, much of this is confusing. For example, in the Technical Note, planning applications 12/3948C and 16/5850C are brought into play in relation to traffic flow capacities.

Significantly, the changes to the roundabout and associated infrastructure are posted on 20/5466C whereas CE Highways rejection is posted on 17/4866C.

The application to which I refer (20/5466C) is for the fast food/hotel development. 17/4838C refers to the main Capricorn commercial/office development and both refer back to 12/3948C and 16/5850C, all overarched by the developer W&S (Sandbach) Limited.

This may be urgent because work has recently started on the roundabout.

Regards



[Attached: Minutes of Planning Committee meeting 15.02.2021 below is highlighted:

### **3. CORRESPONDENCE**

#### **3.1 A Resident**

Email received on 8<sup>th</sup> February containing comments on Capricorn Phase 2a revised highway arrangements (17/4838C).

#### **3.2 A Resident**

Email received on 10<sup>th</sup> February containing comments on amended Capricorn application (17/4838C).

#### **3.3 Cycling UK**

Email received on 13<sup>th</sup> February contains comments on the roundabout of amended Capricorn application (17/4838C).

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