



**SANDBACH**  
Town Council

**PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Agenda for the meeting to be held on **Monday, 23 September 2024**  
at the **Boardroom, 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.*

---

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 27 AUGUST 2024**

[Attached: Draft minutes of the meeting]

**Action:** *To approve the minutes of the meeting of 27 August 2024.*

**5. OBSERVATIONS ON PLANNING APPLICATIONS**

Lead: Chair

Submitted WE 20.09.24 response to Cheshire East by 08.10.24.

24/3204C

2, Pakhouse Drive, Sandbach, CW11 1YW

Certificate of lawful proposed development of 3.5m x 7m building attached to existing building at the rear of the property.

*Application received: 17-Sep-2024*

***Application deadline: 08-Oct-2024***

Submitted WE 13.09.24 response to Cheshire East by 02.10.24.

24/3246N

72, Manor Road, Sandbach, CW11 2NB

Single storey rear/ side and front extension & garage conversion.

*Application received: 11-Sep-2024*

***Application deadline: 02-Oct-2024***

24/2385C

19, Congleton Road, Sandbach, CW11 1HG

Proposed single storey rear extension.

*Application received: 11-Sep-2024*

***Application deadline: 02-Oct-2024***

Submitted WE 06.09.24 response to Cheshire East by 03.10.24.

24/3112C

The Market Tavern, 8, Market Square, Sandbach, Cheshire, CW11 1AT

Listed Building Consent for the proposed removal of the existing ground floor lobby and chimney stack (at ground level only) in the entrance bar at the Market Tavern. Reinstatement of a lobby and new bar.

*Application received: 02-Sep-2024*

***Application deadline: 03-Oct-2024***

Submitted for information only.

24/2274T

143, Middlewich Road, Sandbach, Cheshire, CW11 1JD

Beech [T3] & Lime [T2]: Both located at the front of property. Proposal: Reduce encroaching secondary lateral growth to clear tel line by approx 1m. Reason: To give good clearance to utilities. Oak [T1]: Located at the front of property Proposal: Remove the several larger pieces of deadwood as needed, from crown. Reason: To clear potential hazards.

*Application received: 09-Sep-2024*

24/3156T

73, Congleton Road, Sandbach, Cheshire, CW11 1HP

Lime T1: The tree needs removal of dead branches and general maintenance. We submitted an application 21/2025T in 2021. Works to One Lime Tree - Overall 15% crown reduction and thinning out of the tree in order to maintain its growth. We wish to undertake similar works to maintain the safety of the tree.

*Application received: 09-Sep-2024*

## **6. CONSULTATIONS**

### **6.1 Household Waste Collection Consultation 2024**

[Attached: Extract taken from the CEC consultations page]

[Link: <https://surveys.cheshireeast.gov.uk/s/HouseholdWaste2024/>]

Lead: Chair

**Action:** *to consider and form a response before the 20th of October 2024.*

### **6.2 Air Quality Management Areas (AQMA) Consultation 2024**

[Attached: Extract taken from the CEC consultations page]

[Link: <https://surveys.cheshireeast.gov.uk/s/OIKX3R/>]

Lead: Chair

**Action:** *to consider and form a response before the 11th of October 2024.*

## **7. CORRESPONDENCE**

None received.

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

The date of the next meeting is Monday, 21 October 2024 at 7pm – location to be confirmed.

**BLANK  
PAGE**

**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 held on **Tuesday, 27 August 2024**  
at the **Board room, Sandbach Town Hall**, commencing **7pm**.

**Present** Councillors M Muldoon (in the Chair)  
K England  
S Richards  
R Gray  
T Wheatcroft  
D Poole  
Officers P Gorzka (meeting Clerk)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr G Lindop. Absent without apologise was Cllr G Price Jones.

**2. DECLARATIONS OF INTEREST**

Cllr Wheatcroft declared (unspecified) interest in agenda item 8.4 and removed himself from discussion on the item. Cllr Muldoon declared a non-pecuniary interest on item 8.3 and chose to leave the room whilst it was discussed.

**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:** *No items were excluded from the press and public.*

---

The Chair adjourned the meeting to allow presentations and questions relating to items on this agenda from members of the public.

M Bunte spoke about item 8.3 making many suggestions on ways to enable cycling on the footpaths in the development which can be found in details as attached documents to item 8.3 on the agenda.

The Chair reconvened the meeting.

---

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

[Attached: Draft minutes of the meeting]

**Resolved:** *The minutes of the meeting of 29 July 2024 were approved as an accurate record.*

#### 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**

**Resolved:** No Objection.

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**

**Resolved:** No Objection.

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**



**Resolved:** Objection. Members object to the application based on no significant alterations to the application in relation to the previous grounds for objecting, which include inadequate site access and insufficient parking spaces.

The committee would like to note that if the issue of site access and car parking is resolved they would see no further issues with the application.

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**

**Resolved:** No Objection. On the condition that the application:

- i) is accepted by Built Heritage, and the questions made by Built Heritage in their statement are answered.
- ii) materials used are satisfactory to Built Heritage.
- iii) a program and plan of access for building materials is provided.

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**

**Resolved:** No Objection. The committee would like to note that Cheshire East Highways should inspect the site to see if they have any comments in regard to car parking on the site.

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*

**Resolved:** *The notification is received.*

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*

**Resolved:** *The notification is received.*

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*

**Resolved:** *The notification is received.*

## 6. COMMITTEE RESIGNATION

**Resolved:** *The notification of the resignation of Cllr Broad is received.*

## 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

The Committee feels that as the Library in Sandbach is very important to the community and encourage people to look through the consultation documents and fill it in to the best of their ability *before the 15th of September 2024 deadline.*

**Resolved:**

- i. For Sandbach Town Council to circulate this consultation to the public through all available channels to encourage residents to file in their own views.

## 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

**Resolved:** *The correspondence is noted. The style and content of this consultation will be considered when Sandbach Town Council produce their own NP.*

## 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

**Resolved:** *The correspondence is noted. The style and content of this consultation will be considered when Sandbach Town Council produce their own NP.*

## 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

**Resolved:**

*i. Cllr Muldoon to contact Cheshire East Council on behalf of the Town Ward Council to enquire about Traffic Wardens (routine and frequency), re-painting and any planned alterations to parking on High St and Maple Cl.*

*ii. Cllr Wheatcroft to form a letter regarding Middlewich Rd to send to Cheshire East Council by Cllr Muldoon alongside his enquiry.*

### 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

**Resolved:** Cllr Wheatcroft to for a letter on behalf of the committee for circulation via email to submit to Cheshire East Council.



### 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: Cllr Richards

**Resolved:** *to contact the Muller Property Group in order to:*

- i. clarify if the footpaths on the development are cycle friendly.*
- ii. impart the suggestions made in 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

**Resolved:** Cllr Muldoon to form a letter to estate agents in Sandbach to address the issues outlined in the correspondence regarding the positioning of advertising boards on private and council land.

### 8.5 Planning Application 20/5466C

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

**Resolved:** Cllr Muldoon to contact the head of Highways (CE) to raise the issues brought up in this 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.

Meeting Closed at 8:23 pm  
Cllr M Muldoon (in the Chair)  
PG

## Household Waste Collection Consultation 2024

### Introduction

#### Purpose of this consultation

'Simpler Recycling Scheme' legislation announced by the Government in October 2023 means that **all local authorities must collect food waste** from their residents on a weekly basis by no later than 1 April 2026.

We don't know how much funding we will receive from Government to compensate the council for introducing these changes, which are forecast to be an additional circa £1.5M per annum, and there's a significant risk that the funding won't cover the costs in full. Along with the introduction of weekly food waste collection and to encourage our residents to reduce, reuse and recycle more of their waste, **we are proposing to move collection of black bins to every three weeks.**

Please note that in late 2023, a consultation was launched by the Government which included draft guidance requiring councils to collect residual (black bin) waste each fortnight as a minimum. If this guidance is passed by Government through the Parliamentary process, we could not make these proposed changes to black bin collections. However, we are seeking views on the proposal now so that we are in a position to move forward with what is the most cost effective and least risky solution for introducing weekly food waste collections, which can also meet the deadline previously set by the Government.

Approval to start consultation relating to a move to three-weekly black bin collections, was given during the 18th July Environment and Communities Committee (item 6 link: <https://modern.gov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=962&MId=10615>)

The results of this consultation will be brought back to the Environment and Communities Committee at a later date, and will form part of the evidence base in support of a future decision around implementation

#### Submitting your comments

Please submit your consultation response by **20 October 2024** by completing this questionnaire.

# 6.1

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 the Research and Consultation Team [CEConsultation@cheshireeast.gov.uk](mailto:CEConsultation@cheshireeast.gov.uk). If you do not have email access, please call Customer Services on 0300 123 5011 who will send the response on your behalf.

Once the consultation closes, we will analyse all responses, produce a summary report of them, and publish this online on our [https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/consultations/consultation-results/consultations\\_results.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultation-results/consultations_results.aspx).

## **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 [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).

## Air Quality Management Areas (AQMA) Consultation 2024

### Purpose of this consultation

For a number of years Cheshire East Council has been undertaking air pollution monitoring at various sites across the borough to determine whether the concentrations of nitrogen dioxide (NO<sub>2</sub>) are above the UK air quality objective, which is set as an annual mean of 40 µg.m<sup>3</sup> (micrograms per cubic metre).

Where levels of nitrogen dioxide are above the objective, local authorities are required to declare an Air Quality Management Area (AQMA).

Over the last 3-5 years, monitoring data shows that in 11 of these areas, the concentration of NO<sub>2</sub> has declined significantly and is now consistently below the national objective.

In accordance with Department for Environment, Food and Rural Affairs (Defra) guidance and advice to the council, it is now our intention to revoke the following 11 AQMAs:

1. Congleton Borough Council AQMA (West Road, Congleton) declared 01/05/2005
2. Congleton Borough Council AQMA (A34A54 Rood Hill, Congleton) declared 01/05/2005
3. Congleton Borough Council AQMA (Lower Heath, Congleton) declared 01/04/2008
4. Congleton Borough Council AQMA (A5022/A534, Sandbach) declared 01/04/2008
5. Cheshire East Borough Council AQMA (A537 Chelford Road, Knutsford) declared 01/11/2019
6. Crewe and Nantwich Borough Council AQMA (Hospital Street, Nantwich) declared 15/12/2006
7. Cheshire East Borough Council AQMA (A523 London Road, Macclesfield) declared 01/04/2010
8. Cheshire East Borough Council AQMA (Broken Cross, Macclesfield) declared 01/10/2017
9. Cheshire East Borough Council AQMA (Hibel Road, Macclesfield) declared 01/10/2017
10. Cheshire East Borough Council AQMA (Chester Road, Middlewich) declared 01/10/2017
11. Cheshire East Borough Council AQMA (A533 Lewin Street, Middlewich) declared 01/11/2019

We would like to know your thoughts on our intention to revoke these AQMAs, including whether there are any additional factors you think we should consider.



More information about air quality can be found on [our air quality webpage](#).

All air pollution monitoring data can be found on [our air pollution monitoring webpage](#).

Detailed assessments and copies of the Revocation Orders can be found on [our revocation of air management areas webpages](#).

## **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)
- <mailto:airquality@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 **11 October 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:

- <mailto:ceconsultation@cheshireeast.gov.uk>
- Call Customer Services on 0300 123 55 00, who will send us your query on your behalf.