



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 21 October 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.*

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 23 SEPTEMBER 2024

[Attached: Draft minutes of the meeting]

Action: *To approve the minutes of the meeting of 23 September 2024.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 11.10.24 response to Cheshire East by 07.11.24.

24/3645C

27, Teddy Gray Avenue, Sandbach, CW11 3AR

Single storey rear extension.

Application received: 11-Oct-2024

Application deadline: 08-Nov-2024

24/3634C

34, London Road, Sandbach, CW11 3BD

Certificate of proposed lawful use for construction of a dormer structure to the rear elevation and associated internal alterations.

Application received: 10-Oct-2024

Application deadline: 07-Nov-2024

24/3589C

Fairview, 29, Colley Lane, Sandbach, CW11 4HE

First floor rear extension over single storey prior approved rear extension.

Application received: 10-Oct-2024

Application deadline: 07-Nov-2024

24/3563C

Centaur House, Hope Street, Sandbach, CW11 1BA

Proposed replacement front windows

Application received: 07-Oct-2024

Application deadline: 07-Nov-2024

Submitted WE 27.09.24 response to Cheshire East by 31.10.24.

24/3482C

21, Church Street, Sandbach, CW11 1FX

Addition of two storey extension to rear of existing dwelling to include associated internal alterations.

Application received: 27-Sep-2024

Application deadline: 31-Oct-2024

24/3482C

21, Church Street, Sandbach, CW11 1FX

Addition of two storey extension to rear of existing dwelling to include associated internal alterations.

Application received: 27-Sep-2024

Application deadline: 31-Oct-2024

24/3429C

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

Demolition of part of existing single storey rear extension to form improved turning head. Single storey infill extension and remodel of existing pitched roof to create uniformed flat roof with parapet.

Application received: 30-Sep-2024

Application deadline: 31-Oct-2024

24/3482C

21, Church Street, Sandbach, CW11 1FX

Addition of two storey extension to rear of existing dwelling to include associated internal alterations

Application received: 27-Sep-2024

Application deadline: 31-Oct-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.

24/3514T

Claymore Road, off Congleton Road, Sandbach

T1 Copper Beech Crown lift. T5 Birch Remove deadwood and sever Ivy. T10 Ash Fell, remove from site and replant with large growing native tree. T11, 12 & 13, Oak G7 Birch Tree Crown lift to 3 meters. G7 Lime Tree 1 Crown lift to 3 meters. G7 Lime Tree 2 Crown lift to 3 meters. G7 Oak Tree 1 Crown lift to 3 meters. G7 Oak tree 2 Remove deadwood. G7 Oak Tree 3 Crown lift to 3 meters & prune to clear property 2.5 meters (1 Pipers Hollow). T16 Oak Tree Crown lift to 3 meters over path and grass. T17 Oak Tree Dead tree fell to ground level & remove from site. T18 Oak Tree Crown lift to 3 meters over path and grass. T19 Ash Tree Fell and remove from site, replant with several Fraxinus angustifolia. T20 Oak Tree Crown lift to 3 meters over path and grass. T21 Oak Tree Crown lift to 3 meters over path and grass. T22 Oak Tree Crown lift to 3 meters over path and grass. T23 Oak Tree Crown lift to 3 meters over path and grass. T24

Oak Tree Crown lift to 3 meters over path and grass. T25 Oak Tree Crown lift to 3 meters over path and grass.

24/3323T

Foxlands, Congleton Road, Sandbach, CW11 4SP

[1] Lime: Reduce regrowth height by approx 2.5-3m and lateral spread 2-2.5m back to previously established pruning points. [2] Lime: Reduce regrowth height by approx 2.5-3m and lateral spread 2-2.5m back to previously established pruning points'. Raise low hanging secondary laterals of eastern side to 4m. [3] Oak: Reduce new growth lateral spread encroaching to property by up to 1.5m back to previously established pruning sites.

24/3285T

Sandbach School, Crewe Road, Sandbach, CW11 3NS

Tree works to Sycamore tree (T1) to reduce crown by 1.5m, Oak tree (T2) to crown lift to create 1.5m clearance of building, Sycamore (T3) to reduce by 1.5m to reduce branch weight and Lime tree (T4) to crown clean and dead wood.

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.

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

24/3213T

Black Bear Inn, High Street, Sandbach, CW11 1AX

x1 Silver Birch T1 remove the Silver Birch tree install a new planter P1 with a mixture of ornamental grasses and a replacement silver birch.

6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

Action: *to discuss and agree on future steps.*

7. CONSULTATIONS

7.1 Bollington NP (Modification) Regulation 16 Consultation

[Attached: Extract taken from the CEC consultations page]

[Link: <https://cheshireeast-consult.objective.co.uk/kse/event/38148>]

Lead: Chair

Action: *to consider and form a response before the 4th of November 2024.*

8. CORRESPONDENCE

None received.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 18 November 2024 at 7pm – location to be confirmed.

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SANDBACH
Town Council

PLANNING APPLICATION CHECKLIST

Planning Application Review Considerations

0923

The following issues are NOT material considerations for planning decisions:

- loss of views
- negative impact on property values
- competition between individual businesses
- moral considerations (eg religious objections to licenced premises)

Material considerations - The following material considerations are relevant in most planning applications:

- national planning policy and guidance
- draft policy (which gains weight the further along in the process it is)
- environmental impacts of the proposal (eg impact on ecology or landscape value),
- social impacts (eg loss of privacy, light or overshadowing) , and
- economic impacts of the proposal (eg regeneration value, new homes bonus, s106 contributions)
- access (including disabled persons access) and provision of infrastructure for the site
- the design and appearance of the proposal
- the planning history of the site
- the views of organisations and individuals in relation to relevant planning matters
- the likelihood that the development will be delivered (especially including economic viability).

Additionally comment on Applications Reference to...

Does the proposed design aim to minimize energy requirements?

Does the application justify any use of carbon-intensive Materials?

Is the use of reclaimed or recycled materials apparent in the application?

Does the application address standards for energy efficiency?

Are new homes to be fitted with a source of renewable energy?

Are sites allocated for new housing easily accessible by walking / cycling / public transport?

Does the application avoid loss of local nature sites and green spaces?

Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?

Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?

Does the application specify that LED lights are to be used?

Does the application propose building on a flood plain?

Does the application include where appropriate water saving measures such as using water butts, toilet flushers that save water and runoff water in concrete areas?

BUILDING DESIGN AND RENEWABLE ENERGY REQUESTS

Form, Orientation and Fabric

- *To avoid costly retrofit measures all new homes should be built to the Future Homes Standard 2025 or Passivhaus standard*

Renewable Heat

- *Under no circumstances should new homes be connected to the gas grid; either a low carbon heat network or individual heat pumps should be included as standard.*

Renewable Energy Generation

- *100% of electricity demand for new residential developments to be met on-site.*
- *Developers should make early contact with local community energy groups to explore possibilities for partnership on innovative projects.*

Building Performance Evaluation & User Guidance

- *Developers to work with clients to commission a Building Performance Evaluation for the design, construction and handover stages of development*
- *All new houses to come with an easy user guide to cover heating and ventilation systems and controls, metering, and energy generation.*

Building Standards for Non-Residential Development

- *All new non-residential developments to be built as close to net-zero carbon as possible, demonstrating at a minimum a 27% improvement from 2013 Part L regulations.*
- *All new non-residential developments to include low carbon heating and renewable electricity generation as standard*



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Minutes for the meeting held on **Monday, 23 September 2024**
at the **Board room, Sandbach Town Hall**, commencing **7pm**.

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

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Gray. Absent without apology was Cllr G Price Jones and G Lindop.

2. DECLARATIONS OF INTEREST

No declarations of pecuniary & non-pecuniary interests in relation to any item on the agenda were made.

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

To consider items that, under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for any items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.

Lead: Chair

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

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

There were no presentations or questions from members of the public present at this meeting. The Chair reconvened the meeting.

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 27 AUGUST 2024

[Attached: Draft minutes of the meeting]

Resolved: The minutes of the meeting of 27th August 2024 were approved as an accurate record.

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

Resolved: No Objection.

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

Resolved: No Objection.

24/2385C

19, Congleton Road, Sandbach, CW11 1HG

Proposed single storey rear extension.

Application received: 11-Sep-2024

Application deadline: 02-Oct-2024

Resolved: No Objection.

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

Resolved: No Objection, provided that the application is compliant to any Heritage and Conservation comments on materials used for construction.

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

Resolved: *The notification is received.*

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

Resolved: *The notification is received.*

6. CONSULTATIONS

6.1 Household Waste Collection Consultation 2024

Lead: Chair

The Committee discussed the Consultation in length and are against the introduction of the proposed changes, and strongly ask the residents of Sandbach to fill the consultation form in before the 20th of October 2024. To have an opportunity to have their say.

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

6.2 Air Quality Management Areas (AQMA) Consultation 2024

Lead: Chair

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.
- ii. *For the Chief Officer's office to arrange a meeting with CEC to discuss the Consultation in more detail before the 11th of October.*

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.

Meeting Closed at 7:26 pm
Chair Cllr M Muldoon (in the Chair)
PG

Bollington NP (Modification) Regulation 16 Consultation

Cheshire East Council has received a Neighbourhood Development Plan proposal submitted by Bollington Town 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 (PDF file:
<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6382270>)

Submitted Neighbourhood Development Plan Documents:

The following documents have been submitted to Cheshire East Council:

- Submitted Neighbourhood Plan (PDF file:
<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6382194>)
- Basic Conditions Statement (PDF file:
<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6382193>)
- Consultation Statement (PDF file:
<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6382195>)
- SEA Screening Assessment (PDF file:
<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6382196>)
- Modification Statement (PDF file:
<https://cheshireeast-consult.objective.co.uk/kseapi/public/files/6382192>)

Making Representations:

Representations on the Bollington Neighbourhood Plan (Modification) should be made directly to Cheshire East Council before **7PM on the 4th November 2024**.

7.1

Representations can be made:

- Online using this consultation portal (preferred method).
- By email to 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