

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]

Resolved: The minutes of the meeting of 23th September 2024 were approved as an accurate record.

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

Resolved: No Objection.

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

Resolved: No Objection.

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

Resolved: No Objection.

24/3563C

Centaur House, Hope Street, Sandbach, CW11 1BA

Proposed replacement front windows

Application received: 07-Oct-2024

Application deadline: 07-Nov-2024

Resolved: No Objection provided the applicant and Conservation / Listed Building Planning Department agree on the window manufacturing material, design and function of ventilation.

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

Resolved: No Objection provided that the daylight and sunlight assessment is carried out, the application remains as 2-bedroom dwelling and that the Heritage / Conservation Department do not object to the application.

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

Resolved: No Objection.

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.

Resolved: *The notification is received.*

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.

Resolved: *The notification is received.*

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.

Resolved: *The notification is received.*

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.

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.

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

Resolved: *The notification is received.*

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.

Resolved: *The notification is received.*

6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

The Chair informed the committee of possible upcoming changes within the Planning Department at Cheshire East Council, as well as new regulations which will impact the National, Neighbourhood and Local Plan (NP) set to release early in 2025.

Resolved: *To arrange possible dates for a meeting to discuss the Neighbourhood and Local Plan, involving any interested members of the Planning, Consultation and Environment Committee ready for the 18th of November 2024 Planning, Consultation and Environment Committee meeting.*

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

Resolved: *The correspondence is noted.*

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.

Meeting Closed at 7:30 pm
Chair Cllr M Muldoon (in the Chair)
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