



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 18 November 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 OCTOBER 2024

[Attached: Draft minutes of the meeting]

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

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 15.11.24 response to Cheshire East by 02.12.24.

Application Number: 24/4215/FUL

Location: 22 London Road, Sandbach, Cheshire East, CW11 3BD

Proposal: Proposed Change of Use from Dwellinghouse use-class-C3 to a Pharmacy use-class E; with associated single-storey extension at rear and creation of a shopfront (to enable relocation of an established local community pharmacy currently located at No.11 London Road).

Application received: 12-Nov-2024

Application deadline: 03-Dec-2024

Application Number: 24/4101/CLPUD

Location: 18 Bradwall Street, Sandbach, Cheshire East, CW11 1GJ

Proposal: Lawful Development Certificate for a proposed extension.

Application received: 11-Nov-2024

Application deadline: 02-Dec-2024

Submitted WE 08.11.24 response to Cheshire East by 26.11.24.

Application Number: 24/3389C

Location: 37 Belle Vue Terrace, Sandbach, Cheshire East, CW11 4NR

Proposal: Replacement of 2 existing outbuildings with new hardstanding for a timber garden building. No changes to drainage or access needed.

Application received: 05-Nov-2024

Application deadline: 26-Nov-2024

Submitted WE 01.11.24 last date for comments has expired.

[deadline extension requested]

Application Number: 20/5466C

Location: Texaco, Saxon Cross Service Station Congleton Road, Sandbach, Cheshire East, CW11 4SP

Proposal: Full planning permission for the construction of Drive Through Coffee Unit, Drive Through Restaurant Unit, Electric Vehicle charging point, Commercial Park Entrance and associated Parking / Landscape. Outline planning

permission, for development comprising of a Public House and Restaurant, 63 bedroom hotel, Offices with associated Parking / Landscape.

Application received: 30-Oct-2024

Application deadline: 13-Nov-2024

Submitted for information only.

Application Number: 24/2649C

Location: Catriona Nos. 15 The Gardens. CW11 1BB

Proposal: Partial Demolition and Extension and Alteration.

6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

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

7. CONSULTATIONS

7.1 School Admission Arrangements 2026-27 - Consultation

[Attached: Extract taken from the CEC consultations page]

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

Lead: Chair

Action: *to consider and form a response before the 3rd of December 2024.*

8. CORRESPONDENCE

None received.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 16 December 2024 at 7pm – location to be confirmed.

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SANDBACH
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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, 21 October 2024**
at the **Charter Room, Sandbach Town Hall**, commencing **7pm**.

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

1. APOLOGIES FOR ABSENCE

Cllrs G Price Jones and G Lindop were absent without apologise.

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

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

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]

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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School Admission Arrangements 2026-27 - Consultation

Introduction

Cheshire East Council is consulting on its co-ordinated scheme and proposed admission arrangements for 2026-27 for all community and voluntary controlled schools in the local authority's area. The co-ordinated scheme applies to all mainstream schools except Crewe Engineering and Design UTC and Cheshire Studio School. The Admissions Arrangements do not apply to Own Admissions. Authority schools such as Academies or Voluntary Aided schools. The schools they apply to are listed within the Admissions Arrangements. The Admissions Arrangements for other schools should be published on the relevant school website.

The main changes:

- Separation of the Co-ordinated Scheme and Admissions Arrangements into different documents
- Improvements to the accessibility of the documents to use plain English where possible
- More detail about how Cheshire East would deal with deciding which address to use for admissions purposes where separated parents share responsibility for a child
- More detail about how Cheshire East would deal with a request for admission outside their normal year group
- Changes to Published Admission Numbers (PAN) for a small number of schools

Please view the proposed documents before answering the questions:

- [Cheshire East Co-ordinated Scheme 2026-27 \(PDF, 494.2 kb\)](#)
- [Cheshire East Admission Arrangements 2026-27 \(PDF, 596.6 kb\)](#).
- [Cheshire East Sixth Form Admission Arrangements 2026-26 \(PDF, 319.1\)](#).

Comments on the admission arrangements should arrive no later than **midnight on the 3 December 2024**.

Finalised admissions arrangements for 2026-27 will be determined by 28 February 2025 and will be published on Cheshire East Council's website.

If you have any difficulty in accessing the website, then please contact us at admissions@cheshireeast.gov.uk or on 0300 123 5012.

[Link to page: <https://surveys.cheshireeast.gov.uk/s/SchoolAdmissionArrangements/>]

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