



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 16 December 2024**
at the **Ballroom, 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, Sandrene Wright 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 info@sandbach.gov.uk

4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 18 NOVEMBER 2024

[Attached: Draft minutes of the meeting]

Action: *To approve the minutes of the meeting of 18 November 2024.*

5. BLOOR HOMES CONSULTATION

[Attached: Bloor Homes Resident Leaflet & email]

Lead: Chair

Action: *to consider and form a response before the 18th of December 2024.*

6. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 13.12.24 response to Cheshire East by 03.01.25.

Application Number: 24/4665/HOUS

Location: Ivy Cottage Reynolds Lane, Sandbach, Cheshire East, CW11 4SU

Proposal: Installation of a home studio to be use for home working, in the rear garden.

Application received: 10-Dec-2024

Application deadline: 07-Jan-2025

Application Number: 24/4522/HOUS

Location: 33 Oldfield Road, Sandbach, Cheshire East, CW11 3LN

Proposal: Two storey side extension and single storey rear extension.

Application received: 09-Dec-2024

Application deadline: 06-Jan-2025

Application Number: 24/4351/FUL

Location: Hilarry, 6 Manor Road, Sandbach, Cheshire East, CW11 2ND

Proposal: Construction of 4 no new build dwellings on garden land to the side and rear of No 6, including new vehicular access driveways.

Application received: 09-Dec-2024

Application deadline: 06-Jan-2025

Application Number: 24/4352/HOUS

Location: 25 Welles Street, Sandbach, Cheshire East, CW11 1GU

Proposal: Installation of ASHP, Solar panels, bathroom and kitchen ventilation.

Application received: 09-Dec-2024

Application deadline: 03-Jan-2025

Application Number: 24/4586/HOUS

Location: 180 Middlewich Road, Sandbach, Cheshire East, CW11 1JD

Proposal: Alterations and extensions to existing dwelling with associated landscaping works.

Application received: 09-Dec-2024

Application deadline: 03-Jan-2025

Submitted WE 06.12.24 response to Cheshire East by 24.12.24.

Application Number: 24/4570/HOUS

Location: 36 Ruscoe Avenue, Sandbach, Cheshire East, CW11 3HG

Proposal: Proposed two storey and single storey extensions.

Application received: 04-Dec-2024

Application deadline: 03-Jan-2025

Application Number: 24/4238/FUL

Location: The Limes, 3 Sweettooth Lane, Sandbach, Cheshire East, CW11 1DB

Proposal: Extension to the Proposed Care Home.

Application received: 03-Dec-2024

Application deadline: 24-Dec-2025

Submitted WE 29.11.24 response to Cheshire East by 17.12.24.

Application Number: 24/4287/FUL

Location: Land South Of Old Mill Road, Sandbach

Proposal: Residential development (use Class C3) including the creation of a new vehicular access off the A534 roundabout, landscaping, public open space, ecological enhancement area, internal access roads, garages, car parking and associated infrastructure.

Application received: 26-Nov-2024

Application deadline: 17-Dec-2024

Submitted WE 22.11.24 last date for comments has expired.

[deadline extension requested]

Application Number: 24/4313/HOUS

Location: 42 Meadow Way, Sandbach, Cheshire East, CW11 3SL

Proposal: Loft conversion with raised ridge and hipped roof changed to partial hipped roof with dormer on front elevation and roof lights on rear elevation.

[deadline extension requested]

Application Number: 24/4304/LBC

Location: 21 Middlewich Road, Sandbach, Cheshire East, CW11 1DH

Proposal: Listed building consent to upgrade front door for insulation and security purposes.

7. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

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

8. CORRESPONDENCE

None received.

9. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 13 January 2024 at 7pm – location to be confirmed.



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, 18 November 2024**
at the **Charter Room, Sandbach Town Hall**, commencing **7pm**.

Present Councillors G Lindop (in the Chair)

K England

T Wheatcroft

D Poole

R Gray

S Wright

Officers P Gorzka (meeting Clerk)

Cllr G Lindop was nominated as the acting Chair for this meeting.

1. APOLOGIES FOR ABSENCE

Apologise were received from Cllrs M Muldoon, S Richards, and G Price Jones.

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 23 OCTOBER 2024

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 23rd October 2024 were approved as an accurate record.*

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

Resolved: *No Objection. However, members would like to raise the following concerns:*

- i. Customer parking, the location only offers street-side parking.*
- ii. Service access, waste disposal (including medical waste) and deliveries. There currently doesn't seem to be any alternative access into the property except through the front.*

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

Resolved: No Objection.

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

Resolved: No Objection.

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

Resolved: No Objection. *However, members would like to make the following comments:*

- i. Members propose the consideration of retaining the current speed limit reduction or changing the old speed limit of 60 mph coming off the roundabout onto Old Mill Road to 40 mph to facilitate the extra traffic that would be generated from this development and because the current speed reduction has improved the quality of life of residents in the area.*
- ii. To consider landscaping option such as 'green walls' at the back of the development to improve the resident view from the estate.*
- iii. To consider the opening and closing hours of the nearby garage when deciding the commercial hours on the development. Members suggest the hours to be in sync with the garage if possible.*
- iv. Members would like to raise that the demand for offices looks a little optimistic.*

Submitted for information only.

Application Number: 24/2649C

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

Proposal: Partial Demolition and Extension and Alteration.

Resolved: *The notification is received.*

6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

Resolved: *Cllr Muldoon to organise a future meeting based on the committee's availability.*

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

Resolved: *Cllr Richards to form a response reflecting the committee's views to be submitted to CEC, subject to clearance via email by the Chair.*

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.

Meeting Closed at 7:57 pm
Chair Cllr G Lindop (in the Chair)
PG

Good morning,

Bloor Homes has launched a public consultation for Sandbach Heath, a sustainable new extension to the town that will deliver new, high-quality homes as part of a landscape-led neighbourhood. The consultation is live until Wednesday 18th December and is welcoming comments on the emerging masterplan for the site, ahead of submitting an outline planning application to Cheshire East Council.

The proposed development will be delivered across three parcels of land around Sandbach Heath and Cold Moss Heath which have been promoted through Cheshire East's emerging Local Plan process. Anchored by The Hill (A533), the site will have multiple vehicle access points to disperse traffic flows, and is situated close to several bus stops, meaning the new homes will have close connections to the town centre and its range of amenities, services, and facilities. The scheme will also benefit from new walking and cycling routes, improving access to the open countryside, as well as enhancing connections to existing rights of way in the area.

The current vision will deliver up to 325 much needed new homes, delivered in a mix of sizes, types and tenures, including affordable homes, with ample access to open green spaces to promote a healthy and active community. The homes will be built with sustainable materials and to the highest levels of energy and water efficiency, with electric vehicle charging as standard. Our plans take great care to respect Sandbach's scenic charm and character, incorporating green spaces, trail parks and a brand new 3.8-hectare public park within the development.

Local residents will be receiving leaflets, as per the one attached, to notify them of the consultation and directing them to our dedicated consultation website: <https://bloor-sandbachheath.co.uk/>

On the website, you can find more information on the proposals, as well as how you can send feedback:

- Filling in the form online
- Emailing us at bloor-sandbachheath@havingyoursay.co.uk
- Writing to us at Bloor Sandbach, c/o Lexington, Third Floor, Queens House, Queen Street, Manchester, M2 5HT
- Calling the team on 0161 711 0293 (Monday to Friday, 9am to 5:30pm)

If you have any questions, please do not hesitate to get in touch.

Kind Regards,



On behalf of Bloor Homes

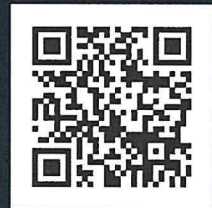
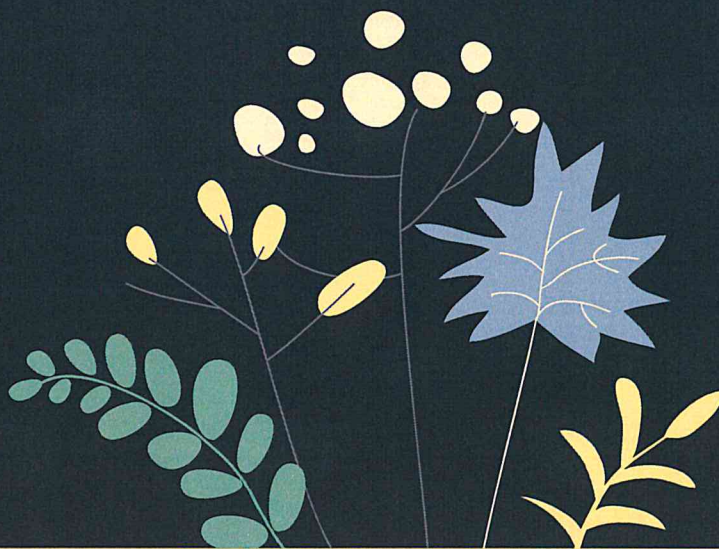
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Sandbach Heath

Consultation now live
Have your say before Wednesday 18th December












Our vision for Sandbach Heath is a sustainable and landscape-led new neighbourhood to the east of Sandbach. Designed for both existing and future residents, the proposed development will provide a mix of homes for all ages, with new green open spaces to promote a healthy and active community that is well-connected to Sandbach and the local amenities in Sandbach Heath.

Bloor Homes is committed to quality and the development's seamless integration with the local landscape of Sandbach Heath.

Our proposals include a new dedicated area of parkland extending to approximately 3.8 hectares, including areas for playing, resting and enjoyment for the benefit of existing and future residents.

Our plans take great care to respect Sandbach's charm and character, whilst delivering much-needed new homes to Cheshire East, built with high levels of energy efficiency, and beautifully designed to achieve low carbon living as part of a truly sustainable community.

What will we deliver?

-  **Homes for All** – up to 325 homes, with 30% delivered as affordable tenures
-  **Green Spaces** – new parkland, footpaths and trails for people to enjoy
-  **Play Spaces** – dedicated play areas for children to enjoy
-  **Sustainable Transport** – direct links and improvements to local bus services, and new cycling and walking routes
-  **Energy Efficiency** – new housing designed to achieve low carbon living, with no fossil fuel heating systems installed
-  **Investment and Jobs** – realising a multi-million-pound investment into Sandbach, bringing local employment and apprenticeship opportunities
-  **Charity Ownership** – the land is owned by several national charities, meaning all proceeds from the sale of the land will be retained for charitable uses

Illustrative Masterplan



A full size version of the masterplan can be found on our website





Sandbach Heath

BLOOR HOMES

About us

Bloor Homes, established in 1969 by John Bloor OBE, is a privately owned company with over 55 years of experience in building high-quality homes. Based in Holmes Chapel, we focus on quality, design, and placemaking, ensuring our developments integrate seamlessly into local communities. With a 5-star Home Builders Federation rating for six years and a commitment to customer satisfaction, 97% of our homeowners would recommend us. As a family-owned business, we combine national expertise with regional knowledge, working closely with landowners and councils to create homes that contribute positively to the areas we serve and leave lasting legacies.

Join the conversation

We want your help to shape our early plans for Sandbach Heath. The consultation runs until midnight (23:59) on **Wednesday 18th December**, so be sure to share your feedback before the deadline!



Visit our website by scanning the QR code or heading to **www.bloor-sandbachheath.co.uk** for more information and to submit your comments.



Tell us what you think



Speak with a member of the team by calling:
0161 711 0293 (Monday to Friday, 9am to 5:30pm)



Email your comments and questions to:
bloor-sandbachheath@havingyoursay.co.uk



Write to us at:
**Bloor Sandbach, c/o Lexington, Third Floor,
Queens House, Queen Street,
Manchester, M2 5HT**

We look forward to hearing from you!



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