



SANDBACH
Town Council

PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE

Agenda for the meeting to be held on **Monday, 13 January 2025**
at the **Board 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, 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 16 DECEMBER 2024

[Attached: Draft minutes of the meeting]

Action: *To approve the minutes of the meeting of 16 December 2024.*

5. OBSERVATIONS ON PLANNING APPLICATIONS

Lead: Chair

Submitted WE 10.01.25 response to Cheshire East by 27.01.25.

Application Number: 24/4879/LBC

Location: 12 Front Street, Sandbach, Cheshire East, CW11 1EU

Proposal: Listed building consent for front windows and doors replacement to match existing, 1x side wooden window with replacement of existing lean to glazed pitched roof with additional of all rear windows to be replaced with UPVC style Existing and Proposed: Rear windows to be replaced with UPVC from wooden, Front and Side will have same materials to match existing.

Application received: 07-Jan-2025

Application deadline: 28-Jan-2025

Application Number: 24/4721/HOUS

Location: 16 Deans Lane, Sandbach, Cheshire East, CW11 3HE

Proposal: Single storey side and rear extension.

Application received: 07-Jan-2025

Application deadline: 28-Jan-2025

Application Number: 24/4878/HOUS

Location: 12 Front Street, Sandbach, Cheshire East, CW11 1EU

Proposal: Front windows and doors replacement to match existing, 1x side wooden window with replacement of existing lean to glazed pitched roof with additional of all rear windows to be replaced with UPVC style Existing and Proposed: Rear windows to be replaced with UPVC from wooden, Front and Side will have same materials to match existing.

Application received: 06-Jan-2025

Application deadline: 27-Jan-2025

Submitted WE 03.01.25 response to Cheshire East by 23.01.25.

Application Number: 24/4778/HOUS

Location: 10 Raven Close, Sandbach, Cheshire East, CW11 1SF

Proposal: First floor extension over garage to create studio flat.

Application received: 03-Jan-2025

Application deadline: 24-Jan-2025

Application Number: 24/4773/HOUS

Location: 58a Marsh Green Road, Sandbach, Cheshire East, CW11 3BQ

Proposal: Two storey rear extension.

Application received: 02-Jan-2025

Application deadline: 23-Jan-2025

Application Number: 24/4758/HOUS

Location: 55 Paddock Road, Sandbach, Cheshire East, CW11 3SN

Proposal: Two storey rear extension.

Application received: 02-Jan-2025

Application deadline: 23-Jan-2025

Submitted WE 13.12.24 last date for comments has expired.

[deadline extension requested]

Application Number: 24/4679/HOUS

Location: 16a Smithfield Lane, Sandbach, Cheshire East, CW11 4JA

Proposal: Single storey rear extension, new dormer to rear, first floor extension over existing garage.

Application received: 12-Dec-2025

Application deadline: 09-Jan-2025

6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

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

7. CORRESPONDENCE

None received.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 10 February 2024 at 7pm – location to be confirmed.

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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

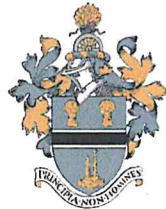
- *100% of electricity demand for new residential developments to be met on-site.*
- *Developers should make early contact with local community energy groups to explore possibilities for partnership on innovative projects.*

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, 16 December 2024**
at the **Ballroom, Sandbach Town Hall**, commencing **7pm**.

Present	Councillors	M Muldoon (in the Chair)
		S Richards
		A Nevitt (left the meeting at around 7:33 following the conclusion of item 5)
		K England
		T Wheatcroft
		D Poole
		R Gray
		G Price Jones
	Officers	P Gorzka (meeting Clerk)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs G Lindop and S Wright.

2. DECLARATIONS OF INTEREST

Cllr Muldoon declared (unspecified) interest in applications 24/4351/FUL and 24/4287/FUL on agenda item 6 and removed himself from discussion on the applications.

Cllr England declared (unspecified) interest on application 24/4287/FUL on agenda item 6 and removed himself from discussion on the applications

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.

Cllr M Muldoon. Assured the residents present that they had full support from the Committee regarding their view on the Bloor Homes Consultation (item 5).

Speaker 1. S Morris. Regarding item 5 on the agenda. He informed the meeting about a residents' meeting scheduled to take place in the Town Hall the following day, aimed at developing an action plan to oppose the proposed development. Mr Morris also provided a summary of his key points concerning the development, highlighting environmental concerns, the loss of agricultural land, alleged breaches of the Town and Country Planning Act 1990, non-compliance with the Sandbach Neighbourhood Development Plan, and other related issues.

Speaker 2. Regarding item 5 on the agenda. The speaker expressed her support for a comprehensive Environmental Impact Assessment (EIA) to be conducted, citing concerns regarding the environment and local wildlife. She also raised additional concerns, including the potential impact on vulnerable individuals in the area, increased traffic, pollution, and other related issues.

Speaker 3. S Rose. Regarding item 5 on the agenda. Raised concerns regarding the increase in housing and vehicles resulting from this development and other local developments. He highlighted the potential impact on traffic and the additional strain on local infrastructure, particularly schools and healthcare, which are already operating at full capacity.

Speaker 4. T Lewis. Regarding item 5 on the agenda. The speaker expressed his opposition to the conclusion of the EIA screening report for the proposed development. In his view, the report downplayed several key issues, including those previously mentioned, as well as the loss of biodiversity, the precedent of comprehensive EIA reports being provided for similar developments in the area, and concerns regarding the increased risk of flooding in lower-lying areas due to the proposed development.

Speaker 5. A Curwen. Regarding item 5 on the agenda. The Chair of Betchton Parish Council informed the meeting of the potential impact the development would have on their parish. She highlighted existing issues with drainage and flooding, which are expected to worsen as a result of the proposed development. She also reiterated concerns raised by previous speakers.

Speaker 6. P Lloyd. Regarding item 5 on the agenda. He echoed the disapproval expressed by previous speakers and emphasised Cheshire East Council's duty of care to require a comprehensive (EIA).

Speaker 7. J Langly. Regarding item 5 on the agenda. Spoke in support of the previous speakers her highlights were impacts on local infrastructure, health and social care, and road maintenance.

Speaker 8. N Cook. Regarding item 5 on the agenda as well as another consultation regarding to a development (Park Lane, Wheelock) which was not on this agenda. Sandbach Town Councillor and Cheshire East Councillor (Elworth Ward) urged the committee to consider applications 24/4750/EIA and 24/4693/EIA, both of which require a response before the next committee meeting and have previously been refused. While acknowledging the extensive

discussion on the Bloor Homes development, the Councillor focused on the Park Lane development, which proposes 170 new homes. She outlined the reasons why this application necessitates an EIA and urged the committee to submit their comments on both applications, encouraging CEC to determine that an EIA is required for both submissions.

Speaker 9. Regarding item 5 on the agenda. She informed the meeting about a recent campaign for a zebra crossing on The Hill, which had been denied. The speaker then highlighted current traffic issues in the area and pointed out that the proposed development, once completed, would exacerbate these issues, further endangering lives.

Speaker 10. Regarding item 5 on the agenda. She echoed the comments made by previous speakers regarding traffic and added that the development would have an adverse effect on vulnerable people and local wildlife.

Speaker 11. M Bunte. Regarding application 24/4287 on agenda item 6. Representative of Cycling UK informed the meeting about the lack of information relating to cycling infrastructure, which is absent from the development documentation for this application.

The Chair reconvened the meeting.

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

[Attached: Draft minutes of the meeting]

Resolved: *The minutes of the meeting of 19 November 2024 were approved as an accurate record.*

5. BLOOR HOMES CONSULTATION

[Attached: Bloor Homes Resident Leaflet & email]

Lead: Chair

The Chair echoed residents' comments opposing the development and informed the meeting about a residents' meeting scheduled for the following day also mentioned by speaker 1. He also outlined the process for submitting comments to Sandbach Town Council, which would be considered in the Council's response to the consultation.

Resolved: *the consultation was noted.*

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

Resolved: *No Objections.*

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**

Resolved: *No Objections.*

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**

Resolved: *No Objections, provided that consideration is given to the street scene. The committee would also like to add that the consideration of a bungalow is made for what is 'Plot 1' in the documents to better fit what is currently on Heath Road.*

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**

Resolved: *No Objections, provided that Heritage and Conservation are happy on the submitted plans and the Environmental Risk Assessment is satisfactory.*

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**

Resolved: *Objection. On the grounds that the application will pose restrictions on traffic and pedestrians and the presence of inaccuracies in the provided documentation.*

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

Resolved: *No Objections.*

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

Resolved: *No Objections. However, while not a planning issue, the committee would like to make an observation that the internal structure of the building might not comply with the National Health Service Guidelines (referencing NHS Health Technical Memorandum 0502).*

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

Resolved: *Objection. No substantial material differences since the application was last submitted. The committee would also like to recognise the comments made by M Bunte of Cycling UK, Sandbach. These comments are present on the portal.*

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.

Resolved: *No Objections. However, the committee would like raise concerns about possible issues with parking and overdevelopment on the property.*

[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.

Resolved: *No Objections provided that Heritage and Conservation are happy on the submitted plans.*

7. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

The Chair informed the committee about a possible upcoming meeting with a CEC Planning Officer to be scheduled for January.

Resolved: *For the Chief Officer's Office to arrange a date for the meeting.*

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.

Meeting Closed at 8:32 pm
Cllr M Muldoon (in the Chair)
PG