



**SANDBACH**  
Town Council

**PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Agenda for the meeting to be held on **Monday, 10 February 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.*

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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](mailto:info@sandbach.gov.uk)*

#### **4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 13 JANUARY 2025**

[Attached: Draft minutes of the meeting]

**Action:** *To approve the minutes of the meeting of 13 January 2025.*

#### **5. OBSERVATIONS ON PLANNING APPLICATIONS**

Lead: Chair

Submitted WE 07.02.25 response to Cheshire East by 24.02.25.

**Application Number:** 25/0161/FUL

**Location:** Elworth C Of E Primary School School Lane, Elworth, Sandbach, Cheshire East, CW11 3HU

**Proposal:** New enclosure and extension to swimming pool.

*Application received: 04-Feb-2025*

**Application deadline: 25-Feb-2025**

**Application Number:** 25/0063/HOUS

**Location:** 52 Mill Hill Lane, Sandbach, Cheshire East, CW11 4PN

**Proposal:** Extensions and Alterations.

*Application received: 03-Feb-2025*

**Application deadline: 24-Feb-2025**

Submitted WE 31.01.25 response to Cheshire East by 17.02.25.

**Application Number:** 25/0016/FUL

**Location:** Land To North Of Dingle Lane Dingle Lane, Sandbach, Cheshire East, CW11 1FY

**Proposal:** Planning Application for Erection of one detached dwelling including landscaping and external works (Use Class C3) to land to North of Dingle Lane, Sandbach, CW11 1FY

*Application received: 31-Jan-2025*

**Application deadline: 21-Feb-2025**

**Application Number:** 24/5226/FUL

**Location:** The Orchard Furnival Street, Sandbach, Cheshire East, CW11 1DJ.

**Proposal:** Demolition of a dwelling and construction of a replacement dwelling.

*Application received: 29-Jan-2025*

**Application deadline: 19-Feb-2025**

**Application Number:** 25/0211/OUT

**Location:** Land To The North And South Of The A533 The Hill, Sandbach.

**Proposal:** Outline application, with all matters reserved except for access, for development comprising up to 325 residential dwellings (Use Class C3), creation of a community park located between Manor Road and the A533 The Hill and other open space and landscaping, associated infrastructure, including earthworks and drainage.

*Application received: 28-Jan-2025*

**Application deadline: 18-Feb-2025**

**Application Number:** 24/5130/LBC

**Location:** George Hotel, 39 High Street, Sandbach, Cheshire East, CW11 1AL.

**Proposal:** Listed building consent for WiFi upgrade.

*Application received: 27-Jan-2025*

**Application deadline: 17-Feb-2025**

Submitted WE 24.01.25 last date for comments has expired.

*[deadline extension requested]*

**Application Number:** 24/4949/HOUS

**Location:** Catriona, 15 The Gardens, Sandbach, Cheshire East, CW11 1BB.

**Proposal:** Alterations and extensions to an existing bungalow involving demolition of existing flat roofed kitchen extension and detached garage and addition of new master bedroom suite and living space. Erection of detached car port to front.

*Application received: 20-Jan-2025*

**Application deadline: 10-Feb-2025**

Submitted WE 17.01.25 last date for comments has expired.

*[deadline extension requested]*

**Application Number:** 24/4682/FUL

**Location:** Wise Pharmacy, 11 London Road, Sandbach, Cheshire East, CW11 3BD.

**Proposal:** Conversion of existing commercial unit to 1 bed self contained apartment & associated works.

*Application received: 14-Jan-2025*

**Application deadline: 04-Feb-2025**

## 6. CORRESPONDENCE

None received.

## **7. DATE/TIME AND PLACE OF NEXT MEETING**

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



**SANDBACH**  
Town Council

**PLANNING, CONSULTATION & ENVIRONMENT COMMITTEE**

Minutes for the meeting held on **Monday, 13 January 2025**  
at the **Board room, Sandbach Town Hall**, commencing **7pm**.

**Present** Councillors M Muldoon (in the Chair)  
G Lindop  
K England (arrived at 19:12)  
T Wheatcroft  
S Wright  
D Poole  
Officers P Gorzka (meeting Clerk)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs R Gray and S Richards. Cllr G Price Jones was 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

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

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

**Speaker 1.** Regarding item 4 on the agenda. The speaker pointed out an inaccuracy in the meeting agenda.

The Chair reconvened the meeting.

**4. MINUTES OF THE PLANNING, ENVIRONMENT AND CONSULTATION COMMITTEE MEETING HELD ON 16 DECEMBER 2024**

[Attached: Draft minutes of the meeting]

**Resolved:** *The minutes of the meeting of 16 December 2024 were approved as an accurate record. An inaccuracy in the date on item 4 of this Agenda was noted to be amended.*

**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

**Resolved:** *Objection. The Committee recommends that this application is referred to Heritage and Conservation with a firm insistence that the materials used are like-for-like including the use of lead.*

**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

**Resolved:** *No Objection, however, concerns were noted regarding access to the rear of the property. Specifically, the committee highlighted the narrow gap between the property boundary line and the proposed extension wall, recommending that the gap be sufficiently wide to allow access for refuse storage and disposal containers.*

**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**

**Resolved:** *Objection. The Committee recommends that this application is referred to Heritage and Conservation with a firm insistence that the materials used are like-for-like including the use of lead.*

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**

**Resolved:** *Objection, the Committee requests further clarification on the information provided, noting that the external access is currently reliant on what effectively functions as a fire escape.*

**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**

**Resolved:** *No Objection.*

**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**

**Resolved:** *Objection, on the grounds of access for refuse, parking and overdevelopment.*

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**

**Resolved:** *No Objection, however, the Committee has concerns and requests consideration be given to relocating the drain, as it appears on the plans to be situated beneath the proposed foundations.*

## 6. NATIONAL, NEIGHBOURHOOD AND LOCAL PLAN

Lead: Chair

The item was brought forward to discuss in the presence of the public.

Cllr Muldoon informed the meeting of the current committee plans regarding the setting up of an informative meeting with a Cheshire East Council Officer to discuss future steps for the Sandbach Neighbourhood Plan (SNP).

There was a considerable amount of discussion about the steps the committee wishes to take regarding the revision for the SNP. The committee echoed many of the concerns of the present members of public in regard to planning concerns around local developments and urged the public to respond to any future Cheshire East Council (or other) consultations to give their views and voices as residents.

Cllr Muldoon invited the residents present to provide their email addresses to receive confirmation of receipt and to be added to a list of interested residents. These residents will be emailed with information once meetings regarding the SNP are organised.

## 7. CORRESPONDENCE

**Resolved:** Correspondence addressed to Cllr Wheatcroft regarding an Air Quality Management meeting in Middlewich was noted to take place in the first week of February.

## 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.

Meeting Closed at 8:22 pm  
Cllr M Muldoon (in the Chair)  
PG