

# **Strategic Planning Board**

## **Agenda**

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**Date:** Wednesday, 19th November, 2025  
**Time:** 10.30 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision meetings are audio recorded and the recordings are uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**
2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 3 - 8)

To approve the minutes of the meeting held on 29 October 2025 as a correct record.

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**Please Contact:** Jennifer Ashley  
**E-Mail:** [jennifer.ashley@cheshireeast.gov.uk](mailto:jennifer.ashley@cheshireeast.gov.uk)

To register to speak on an application, please contact [speakingatplanning@cheshireeast.gov.uk](mailto:speakingatplanning@cheshireeast.gov.uk)

#### 4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **25/0211/OUT 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 on Land To The North And South Of The A533 The Hill, Sandbach. (Pages 9 - 46)**

To consider the above application.

**Membership:** Councillors S Edgar (Vice-Chair), D Edwardes, M Edwards, S Gardiner, M Houston, T Jackson, G Marshall, H Moss, B Puddicombe (Chair), H Seddon and L Smetham