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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 29th October, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Puddicombe (Chair)
Councillor S Edgar (Vice-Chair)

Councillors D Edwardes, M Edwards, S Gardiner, T Jackson, H Moss,
L Smetham, F Wilson and B Wye

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Rob Law, Planning Team Leader
Paul Wakefield, Planning Team Leader
Rob Cooper, Principal Planning Officer
Andrew Goligher, Highways Development Officer
James Thomas, Principal Lawyer
Jennifer Ashley, Democratic Services Officer

22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Houston, Councillor Marshall and Councillor Seddon.

Councillor Wilson was present as a substitute for Councillor Houston.

Councillor Wye was present as a substitute for Councillor Seddon.

23 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness and transparency, the following declarations were made;

Cllr Wilson declared that in relation to item 5 - 25/1403/OUT she had received emails from a resident of Sandbach, however the information had not had any no influence on her ability to make an impartial decision.

Cllr Wye declared that in relation to item 5 – 25/1403/OUT and item 7 - 20/5466C he was known to one of the registered public speakers, however had no discussions on either application with them.

Cllr Gardiner declared that in relation to item 5 – 25/1403/OUT and item 6 – 25/0331/OUT he personally knew the Agent registered to speak, however had not discussed either application with them.

In relation to item 8 – 25/2497/FUL and item 9 – 25/2658/FUL he was colleagues with Cllr Harrison as members of the Conservative Association and as

neighbouring ward members often were in contact, however, had not discussed either application.

Cllr Moss declared that in relation to item 8 – 25/2497/FUL and item 9 – 25/2658/FUL she was colleagues with Cllr Harrison as neighbouring ward members and they had previously worked together, however had not discussed either application. Cllr Moss also declared she had received correspondence from residents about the applications but had not replied or made comments on the applications.

Cllr Puddicombe declared that in relation to item 7 – 20/5466C, he had received correspondence from Alex Wylie, Agent for the application, however had not read or replied to the information.

Furthermore, it was noted that all Strategic Planning Board members (including substitutes) had received direct communication in the form of an information leaflet from Bloor Homes/ Emery Planning in relation to item 6 – 25/0331/OUT.

24 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 11 September 2025 be agreed as a correct record and signed by the Chair.

25 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

26 25/1403/OUT OUTLINE APPROVAL ON ACCESS FOR THE ERECTION OF UP TO 160 DWELLINGS (C3), A NEW CARE HOME OF UP TO 70 BEDSPACES (C2), A NEW COMMUNITY BUILDING (F2) WITH ASSOCIATED CAR PARKING, AND A NEW COUNTRYSIDE PARK ON LAND OFF CREWE ROAD SANDBACH

Consideration was given to the above a planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Laura Crane (Ward Councillor)
Clare Longdon and Susan Gabrielson (Objectors)
Matthias Bunte
John Coxon (Agent)

RESOLVED:

That application 25/1403/OUT be REFUSED, contrary to the Officer recommendation, for the following reasons;

The proposed development would lead to the loss of best and most versatile agricultural land; would create an inappropriate means of access due to the proximity of the nearby school; would have an adverse impact on the sustainability of the ancient woodland and the proposed country park will have an urbanising impact on the existing countryside gap and local wildlife. These factors taken cumulatively will significantly and demonstrably outweigh the benefits of providing housing, including the contribution to affordable housing. As such the proposal is contrary to Cheshire East Local Plan Strategy SD1, SE2, PG6, INF3, SE3; Site Allocations and Development Policies Document Policy INF3, ENV6, RUR5 and Sandbach Neighbourhood Plan Policy PC1, PC3, H1, IFT1.

27 25/0331/OUT OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF UP TO 25 DWELLINGS ON LAND SOUTH OF BLUEBELL ROAD, BLUEBELL GREEN, HOLMES CHAPEL

Consideration was given to the above planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Kolker (Ward Councillor)
Councillor Brian Bath (Holmes Chapel Parish Council)
Dr Ken Morris (Objector)
Mr John Coxon (Agent)

RESOLVED;

That application 25/0331/OUT be REFUSED, contrary to the Officer recommendation for the following reasons;

The proposal is a new residential development in the open countryside that would impair the efficiency of the Jodrell Bank Radio Telescopes which is a World Heritage Site. The public benefits would not outweigh the harm and the proposal is contrary to the Development Plan and the advice of the National Planning Policy Framework.

28 20/5466C FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF DRIVE THROUGH COFFEE UNIT, DRIVE THROUGH RESTAURANT UNIT, 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 AT SAXON CROSS SERVICE STATION CONGLETON ROAD, SANDBACH

Consideration was given to the above planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Corcoran (Ward Councillor)
Christine Smedley (Objector)

Matthias Bunte (Supporter)
Alex Wylie (Agent)

RESOLVED:

That application 20/5466C be DELEGATED TO THE HEAD OF PLANNING in consultation with the Chair to APPROVE as recommended subject to the S106 which should include a review of the ability of retaining other same operators in the town centre and subject to the following conditions:

S106	Amount	Trigger
Contribution to Wildlife corridor crossing	TBC	Prior notification by the Council
Land to be reserved for bridge crossing	N/A	On implementation
Open space scheme to be submitted	N/A	At same time as reserved matters
Open space management arrangements	N/A	At same time as reserved matters
Off site habitat delivery and management	N/A	Prior to commencement

Full planning permission conditions

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Materials as stated in application
4. Car parking to serve both buildings
5. Outline planning permission conditions
6. Approval of reserved matters to be obtained
7. Reserved matters application within 3 years
8. Development to commence within two years of the date of approval of the last of the reserved matters to be approved.
9. Lighting scheme to accompany reserved matters
10. Updated badger survey to accompany reserved matters
11. Conditions applicable to whole development
12. Travel plan to be submitted
13. Incorporation of features for use by breeding birds and bats (all buildings)
14. Nesting bird survey to be submitted
15. Construction method statement (works adjacent to M6)
16. 1.8m close boarded fence to be erected (eastern boundary – M6)
17. Safety risk assessment to be submitted (M6)
18. Road restraint risk assessment to be submitted (M6)
19. A Construction Traffic & Environmental Management Plan (CTEMP) to be submitted
20. Surface Water Management Plan which includes appropriate pollution prevention measures to be submitted
21. Drainage details to be submitted
22. Foul and surface water to be drained on separate systems
23. Phase II ground investigation and remediation to be submitted
24. Verification report to be submitted
25. Imported soil to be tested for contamination
26. Actions in event of unidentified contamination

- 25.Odour mitigation to be implemented
- 26.Details of pedestrian and cycle signage to be submitted
- 27.Cycle parking details to be submitted

28.Development to be carried out in accordance with AIA, Tree Protection Plans and Method Statement

29.Implementation of landscaping scheme

30.Levels details to be submitted

31.10% of predicted energy requirements from decentralised and renewable or low carbon sources – details to be submitted

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

29 25/2497/FUL RETROSPECTIVE CHANGE OF USE OF LAND AND BUILDINGS FROM AGRICULTURE TO EQUESTRIAN USE WITH ASSOCIATED ANCILLARY DEVELOPMENT, INCLUDING PRIVATE LIVERY, OUTDOOR ARENA AND EQUINE-ASSISTED LEARNING AT HIGHER FARM EQUINE LTD, HIGHER FARM STOCKS LANE, OVER PEOVER, KNUTSFORD

Consideration was given to the above planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Anthony Harrison (Ward Councillor)

Parish Councillor Phillip Welch (Peover Superior and Snelson Parish Council)

Mark Loveridge (Objector)

Jason Manford (Supporter)

Justin Stevenson (Agent)

RESOLVED:

That application 25/2497 be APPROVED as recommended, subject to the following conditions and informative:

1. Development in accordance with approved plans
2. No flood lighting, and the submission/approval/implementation of any other low level external lighting scheme
3. Submission/approval/implementation of signage scheme on PRoW
4. Submission/approval/implementation of an ecological enhancement strategy
5. Submission/approval/implementation of a landscaping scheme
6. Hours of operation riding school and equine learning
7. Use restriction – including buildings not used as a café
8. Submission/approval/implementation of signage scheme relating to speed limits on site access road

Informatives:

1.Trees informative

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

30 **25/2658/FUL THE SITING OF A STATIC LODGE THAT MEETS THE DEFINITION OF A CARAVAN ON EXISTING HARDSTANDING AND SERVED BY PRE-EXISTING SERVICES, TO PROVIDE A DWELLING FOR A RURAL WORKER. (RETROSPECTIVE) AT HIGHER FARM EQUINE LTD, HIGHER FARM STOCKS LANE, OVER PEOVER, KNUITSFORD**

Consideration was given to the above application.

The following attended and spoke in relation to the application:

Councillor Anthong Harrison (Ward Councillor)
Parish Councillor Phillip Welch (Peover Superior and Snelson Parish Council)
Justin Stevenson (Agent)

RESOLVED:

That application 25/2658/FUL be APPROVED as recommended, subject to the following conditions:

- 1.Development in accordance with approved plans
2. Temporary for 3 years
3. For rural worker at Higher Farm
4. Detail of external lighting

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting commenced at 10.30 am and concluded at 4.50 pm

Councillor B Puddicombe (Chair)