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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 19th November, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Puddicombe (Chair)

Councillors D Edwardes, M Edwards, S Gardiner, T Jackson, G Marshall,
H Moss, H Seddon, L Smetham, A Gage and F Wilson

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning

Rob Law, Planning Team Leader

Paul Griffiths, Infrastructure Programme Manager

Jame Thomas, Principal Lawyer

Jennifer Ashley, Democratic Service Officer

31 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Edgar and Councillor Houston.

Councillor Gage and Councillor Wilson attended as substitutes.

32 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness and transparency, the following declaration was made;

That all Members of the Strategic Planning Board, including substitutes, had received correspondence directly from Bloor Homes, Sandbach Verus Overdevelopment and a local resident.

33 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 29th October 2025 be approved as a correct record and signed by the Chair.

34 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

35 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.

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)

Councillor Tim Wheatcroft (Sandbach Town Council)

Councillor John Bradley and Councillor Caroline Tapper (Betchton Parish Council)

Dennis Smith (Objector)

Leanne Welch (Objector)

Sebastian Tibenham & Toby Hudson (Agent / Applicant Representative)

RESOLVED:

That application 25/0211/OUT be REFUSED, contrary to Officer recommendation for the following reason;

The proposed development would result in harm to the setting of the Leonard Cheshire Home (The Hill), Oakley House and Oakley Coach House which are designated heritage assets and in accordance with paragraph 11(d) of the National Planning Policy Framework (NPPF), are assets of particular importance. The adverse impacts of the proposal on the setting of the designated heritage assets would significantly and demonstrably outweigh the public benefits of providing housing. The proposal is therefore contrary to Policy SE 7 of the Cheshire East Local Plan Strategy, Policies HER 1 and HER 4 of the Site Allocations and Development Plan Policies Document, Policy HC1 of the Sandbach Neighbourhood Plan and advice within the NPPF.

The meeting commenced at 10.30 am and concluded at 2.15 pm

Councillor B Puddicombe (Chair)