

Strategic Planning Board

Agenda

Date:	Wednesday, 29th October, 2025
Time:	10.30 am
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

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

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 making meetings are audio recorded and the recordings will be 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 5 - 8)**

To approve the minutes of the meeting held on 11 September 2025 as a correct record.

For requests for further information

Contact: Jennifer Ashley

E-Mail: CheshireEastDemocraticServices@cheshireeast.gov.uk

To register to speak on an application please email: 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. **25/1403/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 (Pages 9 - 56)**

To consider the above application.

6. **25/0331/OUT Outline planning permission for residential development of up to 25 dwellings on Land South of Bluebell Road, Bluebell Green, Holmes Chapel (Pages 57 - 82)**

To consider the above application.

7. **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 (Pages 83 - 122)**

To consider the above application.

8. **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 (Pages 123 - 150)**

To consider the above application.

9. **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, Knutsford (Pages 151 - 170)**

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, L Smetham