

# Bradwall Parish Council

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Parish Council Meeting  
to be held at 8.00pm on Wednesday 12<sup>th</sup> March 2025  
at The Old Hall, Sandbach

Members of the Council are summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out in the agenda.

Signed: *A Riley*

Clerk to the Council

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## Agenda

1. Welcome and introductions
2. Apologies for absence
3. To receive any Declaration of Interests regarding agenda items
4. Procedural Matters
  - 4.1 To approve and agree the minutes of the ordinary meeting held on Wednesday 15<sup>th</sup> January 2025.
  - 4.2 Matters arising from the minutes
5. Public Forum – Members of the public may normally ask a question or make a comment regarding any item that is on the agenda. A total of 15 minutes in all may be allocated. The decision on the time allocated to each topic rests with the meeting chairperson. Advice as to other means of raising matters with the Parish Council or commenting can be obtained from the Clerk).
6. Councillor Vacancy  
To receive the resignation from Cllr R Smedley with effect from 17<sup>th</sup> March 2025 and from Cllr E Gnyp with effect from 14<sup>th</sup> March 2025.  
To discuss the timescale for advertising the vacancies and methods of informing parishioners that there are now vacancies.
7. Community Benefit Fund  
To consider distributing a flyer to all residents in the parish asking for ideas for suitable projects. To set a budget, if required, for printing and posting.  
To discuss offering security systems (ring doorbells) to all residents. To set a budget, if required.
8. To discuss matters/outstanding actions arising from previous meetings  
To refer to appendix 1 and receive feedback on any outstanding items.

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### 9. Finance

#### 9.1 Bank Reconciliation

Balances from Previous Minutes:		14,669.59
Income:	Precept	0.00
	Interest	0.00
Expenditure		969.41
Closing Balance		<b>13,700.18</b>
09/01/24	PC savings (9911)	1,377.22
09/01/24	PC current. (6244)	508.24
09/01/24	CBF (9908)	1,814.72
25/06/24	CBF savings (3185)	10,000.00
		<b>13,700.18</b>

Figures in red are Community Benefit Fund Monies which are grant monies earmarked for specific projects.

Details in appendix 2.

#### 9.2 Payments for Approval

To agree to transfer £125.99 from the CBF to cover the cost of the defibrillator battery.

### 10. Planning

#### 10.1 New Planning Applications for Consideration

Click on application number for link to Cheshire East website.

**25/0508/LBC Plum Tree Farm, Wards Lane, Bradwall, CW11 1RD**

Listed building consent for extension and alterations.

**25/0507/HOUS Plum Tree Farm, Wards Lane, Bradwall, CW11 1RD**

Householder application for extension and alterations.

**25/0211/OUT Bloor Homes Outline Planning 325 residential dwellings (Use Class C3), creation of a community park located between Manor Road and the A533 The Hill**

To resolve to object as follows:

Bradwall Parish Council objects to planning application 25/00211/OUT, which seeks outline permission for up to 325 residential dwellings, associated infrastructure, and open spaces on greenfield land outside the Sandbach settlement boundary. This proposal contradicts established local planning policies and threatens the character and sustainability of the area.

**Conflict with the Sandbach Neighbourhood Development Plan**

The Sandbach Neighbourhood Development Plan (2022) clearly outlines a strong local desire to preserve farmland, green spaces, and the open countryside setting of Sandbach. This application is directly at odds with the objective "To protect and enhance the open countryside setting of Sandbach", the site in question is outside the designated settlement boundary and therefore it does not align with planned, sustainable development strategies.

**Policy PC3: Policy Boundary for Sandbach**

This policy emphasizes that development should be focused within the defined settlement boundary to promote sustainable growth and protect the surrounding countryside. The proposed development site lies outside this boundary, contravening Policy PC3's directive to concentrate development within established limits.

### **Policy PC5: Landscape Character and Access**

Policy PC5 seeks to protect and enhance the distinctive landscape character of Sandbach, ensuring that any development respects the town's natural assets and provides appropriate access to green spaces. The proposed development on greenfield land would disrupt the existing landscape and potentially limit public access to valued open spaces, thereby conflicting with Policy PC5.

### **Policy H1: Housing Growth**

While Policy H1 acknowledges the need for housing growth, it stresses that such development should be proportionate, sustainable, and in line with the town's infrastructure capabilities. Given the 40% increase in dwellings since 2012 and the ongoing strain on local infrastructure, the addition of 325 residential units would exceed the sustainable growth parameters outlined in Policy H1.

### **Overdevelopment and Infrastructure Strain**

When the National Planning Policy Framework (NPPF) was introduced in 2012, Sandbach had approximately 8,000 dwellings. Since then, an additional 3,200 homes have been approved. This large increase in housing has placed significant pressure on local infrastructure, including roads, healthcare services, and educational facilities, many of which are struggling to cope. Additional large-scale housing developments will exacerbate these existing issues.

### **Loss of Greenfield Land and Environmental Impact**

Approving this application would result in the permanent loss of valuable greenfield land, which provides essential ecological, recreational, and landscape benefits. The proposed development would lead to increased traffic congestion, air pollution, and potential flood risks due to increased surface water runoff from newly built-up areas. Moreover, the loss of agricultural land conflicts with national policies that emphasize food security and sustainability.

### **Premature and Unnecessary Development**

Many of the housing developments granted permission in Sandbach over the last decade are still being built out. There is no urgent demand for additional housing beyond what has already been approved. It would be inappropriate and unsustainable to approve further large-scale developments without a comprehensive review of the impact of recently completed and ongoing housing projects.

### **Conclusion**

This application on greenfield land outside the settlement boundary of Sandbach contradicts the principles of sustainable development and local planning policies. It fails to respect the objectives of the Sandbach Neighbourhood Development Plan, places undue strain on infrastructure, and leads to the unnecessary loss of valued countryside. Furthermore, it directly conflicts with Policies PC3, PC5, and H1 of the Sandbach Neighbourhood Development Plan, reinforcing the unsuitability of the application.

## 10.2 Current Outstanding Applications

To note outstanding applications.

Reference and Location	Proposal	Status	Registered	Decided
<b>23/1294C</b> Home Farm Bradwall Road CW11 1RG	Change of use and conversion of part of redundant agricultural building	With case officer	3 April 2023	No

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	into one dwelling house			
<b>22/3244C</b> Fairacre East Booth Lane CW11 3PU	Change of use of land for Showman's Yard with facilitating development	With case officer	15 Aug 2022	No
<b>21/5202C</b> Field Farm 150b Congleton Rd CW11 4TE	Change of use of field to allow touring caravan pitches, inc associated hard standing	With case officer	8/10/2021	No

11. Additional Items

To consider items that may have arisen between the publishing of the agenda and the meeting.

12. To agree dates of the next meetings

Wednesday 14<sup>th</sup> May 2023 8.00pm Old Hall – Annual Parish Meeting

Wednesday 14<sup>th</sup> May 2025 8.10pm Old Hall – Annual Meeting of the Parish Council

Wednesday 9<sup>th</sup> July 2025 8.00pm Old Hall – Ordinary Meeting

Wednesday 10<sup>th</sup> September 8.00pm Old Hall – Ordinary Meeting

## Bradwall Parish Council

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### Appendix 1

<b>Matter</b>	<b>Notes</b>	<b>ACT</b>
Bradwall Village Hall - regarding funds held by the charity commission	Closed	Clerk
Defibrillator	Update from Cllr G Gynp	GG
Natwest Online Banking	Closed	Clerk
Condition of Roads – Bradwall Parish Area.	Clerk to continue reporting.	Clerk
Website and emails	Closed	EG
Clerk headshot to be taken and uploaded to the website	The Clerk to provide a headshot for MA to upload.	MA Clerk
Damage to road signs	Ongoing	
Projects for the CBF	Ongoing	Clerk

## Bradwall Parish Council

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### Bradwall Parish Council accounts 2024/2025

Date	Activity		Unity Trust Accounts		
			Expenditure	Income	Balance
31/03/2024	Opening balance				£6,274.19
04/04/2024	VAT transfer to BPC community BF	Income	£4,697.97		£1,576.22
08/04/2024	CE Precept	Income		£995.00	£2,571.22
17/04/2024	Scottish Power	Utilities	£70.19		£2,501.03
31/05/2024	430 Zurich insurance	Insurance	£196.00		£2,305.03
25/06/2024	432 Chalc membership	Admin	£59.66		£2,245.37
20/06/2024	433 Accounts Submission	Admin	£120.00		£2,125.37
20/06/2024	434 Parish online Website	Admin	£258.00		£1,867.37
01/07/2024	DD Scottish Power	Utilities	£70.19		£1,797.18
30/07/2024	435 DM Payroll	Admin	£50.00		£1,747.18
01/08/2024	436 Thank you gift	Admin	£25.00		£1,722.18
01/08/2024	437 TSO domain renewal	Admin	£9.54		£1,712.64
16/09/2024	438 PKF Littlejohn LLP	Admin	£252.00		£1,460.64
02/09/2024	Precept Cheshire East	Income		£995.00	£2,455.64
11/10/2024	Transferred to Unity Trust				£2,455.64
15/10/2024	Scottish Power	Utilities	£70.81		£2,384.83
25/11/2024	Salaries Sept – Oct	Salaries	£220.00		£2,164.83
30/11/2024	Bank Charges	Admin	£6.00		£2,158.83
30/11/2024	Salaries Nov	Salaries	£130.00		£2,028.83
30/12/2024	Salaries Dec	Salaries	£130.00		£1,898.83
30/12/2024	Bank Charges	Admin	£6.00		£1,892.83
31/12/2024	Interest	Income		£3.21	£1,896.04
09/01/2025	Transfer to CBF	Tx	£1.00		£1,895.04
14/01/2025	Transfer from CBF	Tx		£1.00	£1,896.04
31/01/2025	Service Charge	Admin	£6.00		£1,890.04
31/01/2025	Wages - Jan	Salaries	£130.00		£1,760.04
15/01/2025	DD Scottish Power	Utilities	£70.81		£1,689.23
14/01/2025	Tx from NatWest a/c	Tx		£316.02	£2,005.25
04/02/2025	Tx from CBF for admin	Tx		£300.00	£2,305.25
04/02/2025	Tx to CBF correction	Tx	£157.80		£2,147.45
28/02/2025	Wages - Feb	Salaries	£130.00		£2,017.45
28/02/2025	Service Charge	Admin	£6.00		£2,011.45
28/02/2025	Defib Battery	Projects	£125.99		<b>£1,855.46</b>
	Opening Balance				£6,274.19
Year to	Total Expenditure		£6,998.96		
date	Total Income			£2,610.23	
	Closing Balance				<b>£1,855.46</b>

