

SANDBACH TOWN COUNCIL

Planning Committee

Agenda for the meeting to be held on Thursday, 28 August 2003
at 7.15 pm in the Mayor's Room.

1. APOLOGIES FOR ABSENCE

2. OBSERVATIONS ON PLANNING APPLICATIONS

Plan No.

36081/3 28, Dukes Crescent, Sandbach. Extend dormer to full width of property (front and rear) retaining flat roof and existing finish.

Mr Andrew Jobson

Delegated Powers - Permission with conditions.

36084/3 9, High Street, Sandbach. Change of use to A3 (Sale of hot food & drink).

Mr Walid Woori

Withdrawn

36085/1 Land adj., Park House & north of, Congleton Road, Sandbach. Erection of garden centre buildings (9372 sqm), plant sales area (5100 sqm), & ancillary cafe (290 sqm), landscaping, parking & servicing areas & formation of access & accessway from Congleton Road.

Garden Park Investments Limited

36093/3 21, Congleton Road, Sandbach. Single storey conservatory to the rear.

Mr & Mrs Moss

Delegated Powers - Permission with conditions.

36096/3 70, Abbey Road, Sandbach. Proposed conservatory to rear of dwelling.

Mr & Mrs Blake

Delegated Powers - Permission with conditions.

36097/3 7, Telford Gardens, Wheelock, Sandbach. Conservatory to rear of dwelling.

Mr J Holden

Delegated Powers - Permission.

36107/3 49, Newfield Street, Sandbach, Cheshire. Attached single storey garage.

Mr Allan Jodrell

- 36108/3 Adjacent, 83 Manor Road, Sandbach. Erection of a single dwelling house: 2 storey and construction of new access to No. 83.
R J & M Godde
Delegated Powers - Permission with conditions.
- 36113/3 4, Davenport Close, Sandbach. Conservatory to rear of dwelling.
Mr Woolnough
Delegated Powers - Permission.
- 36116/3 126, Congleton Road, Sandbach. Demolition of existing bungalow and garage, and erection of new dwelling (2 storey) with detached garage.
Mr & Mrs D Reid
Delegated Powers – Permission with conditions.
- 36119/3 234, Middlewich Road, Elworth, Sandbach. Proposed conversion of loft space into en-suite and master bedroom together with extension to garage.
Mr and Mrs Tattershall
Delegated Powers - Permission.
- 36128/3 Land off, Offley Road, Sandbach. House type substitution to plots 9, 10, 11, 14, 15, 16, 26 and 35.
Morris Homes Limited
- 36130/3 1, Lime Close, Sandbach. Proposed conservatory.
Mrs Tolputt
- 36134/3 Heath Farm, Church Lane, Sandbach Heath, Sandbach. Replacement of barn with industrial use by block of six dwellings
Mr R Smith
Withdrawn
- 36135/3 Taxmere Farm, Newcastle Road, Arclid, Sandbach. Barn 1 - Change of use into one dwelling. Barn 2 - Change of use into two dwellings, Four no. car ports and alteration to access/drive.
Malbern Construction Ltd
- 36140/3 323, Crewe Road, Wheelock, Sandbach. Single storey rear bathroom extension.
Mrs E Lawrence
- 36148/3 72, Townfields, Sandbach. Front porch.
Lynn Macmannus
- 36150/3 Elworth CE Primary School, School Lane, Elworth, Sandbach. Single storey extension to provide new music room and toilets, including new disabled WC and disabled access.
Elworth CE Primary School

- 36155/3 Kerenza, Elton Road, Ettiley Heath, Sandbach. Proposed alterations and extension of dwelling.
Mr & Mrs Kennerley
- 36156/4 14, Front Street, Sandbach. To add Velux roof window to loft at rear of property.
Mrs M G Gwilliam
- 36159/3 48, Heath Road, Sandbach. Two storey rear extension.
Alfredo Martone
- 36160/3 16, Park Lane, Sandbach. Two storey side extension.
Adam Berry
- 36161/3 9, Deans Lane, Sandbach. Proposed replacement garage and retrospective planning for detached conservatory.
Mr I Robinson
- 36164/3 39, Masefield Way, Ettiley Heath, Sandbach. Conservatory to rear garden with dwarf walls.
Jonathan Marsden
- 36166/3 6, Blackacres Close, Sandbach. Erection of single storey sun lounge at rear of existing property.
Mr and Mrs J Frayling
- 36169/3 33, Price Avenue, Sandbach. Detached replacement building for timber shed and replacement brick wall for concrete panel & post fence to the front boundary (both already built).
Mr & Mrs N McKindley
- 36170/3 1, Sycamore Grove, Sandbach. UPVC conservatory.
Mr Prosser & Mrs Smith
- 36181/3 The Nurseries, 132, Crewe Road, Sandbach. Two storey rear extension off existing kitchen, widening of existing garage and the addition of bedroom above.
Paul Coulter
- 36186/3 2, Shelley Court, Ettiley Heath, Sandbach. Two storey side extension in front of existing garage. Garage to playroom and single storey kitchen extension.
Paul Beresford
- 36187/3 17, Abbey Road, Sandbach. Rear kitchen and lounge extension single storey.
Mr I and Mrs F Cooper
- 36188/3 1, Colley Lane, Sandbach. Proposed conservatory to rear of dwelling house.
Mr and Mrs Garvie
- 36194/3 209, Heath Road, Sandbach. Conservatory addition to rear of property.
Mr G Evans

- 36212/3 Land off, Offley Road, Sandbach. Three no. additional units by means of incorporating three storey apartments, numbered 46, 47 and 48.
Morris Homes Limited
- 36225/3 Former ERF site, Middlewich Road, Sandbach. Erection of single storey retail store (1,225 sq m) with associated car parking, access and landscaping.
Aldi Stores Limited
- 36243/3 43, Roman Way, Elworth, Sandbach. Single storey rear extension and conservatory
Mr & Mrs D Clutterbuck
- 36252/3 The Grove House Hotel & Rosemead, Mill Lane, Wheelock, Sandbach. The demolition of the Grove House Hotel & Rosemead and construction of 15 apartments.
Invest in Liverpool
- 36272/3 52 Dukes Crescent, Sandbach. Conservatory to rear of property.
Neil Buckley
- 36274/3 12 Marsh Green Road, Sandbach. 2 storey extension, conservatory, vehicle access & loft conversion.
Mr Cole
- 36276/3 4 Birtles Close, Sandbach. First floor extension to bedroom & to form en-suite.
Mr J Hilditch
- 36282/3 2 Lime Close, Sandbach. Two storey side extension, minor internal alterations.
Mr & Mrs Owen
- 36288/3 1 Sanbec Way, Sandbach. Installation of roller shutters to shop front.
T M Retail
- T0643/115 Maple House, Dalton Court, Sandbach. Application to fell one London Plane tree, T1 of the Dalton House, Sandbach TPO 1989.
Dr & Mrs Burtonshaw-Gunn
- T0647/167 98, Forge Fields, Wheelock, Sandbach. Application to remove selected branches from one Sycamore tree and one Ash tree, T1 and T2 of the Forge Fields, Wheelock, TPO 1995.
Mrs C Dalton
- T0653/86 178 Middlewich Road, Sandbach. Application to crown thin and remove selected branches from one Lime tree T2 of the Middlewich Road, Sandbach TPO 1984.
Mrs A M Carter

Applications Withdrawn

- 36045/4 St John the Evangelist Church, Church Lane, Sandbach Heath, Sandbach. To site an appropriate bunded oil storage tank at the north east corner of the building to feed a new oil fired central heating system.
Vicar & Church Wardens
- 36084/3 9 High Street, Sandbach. Change of use to A3 (sale of hot food and drink).
Mr Walid Noori
- 36134/3 Heath Farm, Church Lane, Sandbach Heath, Sandbach. Replacement of barn with industrial use by block of six dwellings
Mr R Smith

Appeal

- T150 Fields Farm, Congleton Road, Sandbach. 15m monopole, 3no. shrouded antennas, radio equipment housing and ancillary development.
Vodafone Ltd
Written procedure

3. CORRESPONDENCE

3.1 CBC Response to STC Retrospective Application Query

Their explanation is attached.

3.2 CBC – Houndings Lane Farm appeal decision notice

The appeal has been allowed.

3.3 CBC – Sandbach Rugby Club appeal decision notice

The appeal has been allowed.

3.4 CCC – Request for views on Garden Centre 36085/1

The County Council ask that they are given the STC views on the application.

3.5 CBC – Response to STC complaint about Garden Centre Announcement

The letters are attached.

3.6 CBC – Response to STC Query about Traveller Style Housing

The email is attached.

3.7 Highways Joint Committee

Notice and agenda have been received of a meeting to be held on Monday 1 September.

3.8 CCC – Hampton's Bridge

A progress report has been received.

3.9 Somerfield – Licence for Kwik Save, Elworth

Transfer from Margaret Ann Clarke and Karen Jane Clark to Karen Jane Clark and Thomas Michael Lowe.

3.10 CCC Joint Highways – Padgbury Lane Congleton

The road will be closed for three days commencing 27 October for resurfacing work.

3.11 CCC Joint Highways – Street Names

Suggested street names for the development off School Lane are Principal Place, Scholar Street, Satchel Lane, Wisdom Drive, Foundry Drive, Richard Way, Eric Drive and Bond Drive.

3.12 CCC Joint Highways – Street Names

Suggested street names for the development at 206 Crewe Road are Blenheim Park, Blenheim Grange and Beaumont Park.

4. DATE, TIME AND PLACE OF NEXT MEETING

The proposed date is Thursday 11 September 2003.