

SANDBACH TOWN COUNCIL

Planning Committee

Agenda for the meeting to be held on Thursday, 7 October 2004
at 7.15 pm in the Mayor's Room, Westfields.

1. **APOLOGIES FOR ABSENCE**
2. **OBSERVATIONS ON PLANNING APPLICATIONS**

Plan No.

Submitted WE 17/09/04, earliest determination 11/10/04.

- 37841/3* Heath Farm, Church Lane, Sandbach. Replacement of barn with industrial uses, by block of six dwellings.
Mr R Smith
- 37851/3 1 Raven Close, Sandbach. uPVC Conservatory.
Mr and Mrs Traylor
- 37853/1 Coppersfield, Church Lane, Sandbach. Two detached dwellings.
Dr J F Richardson
- 37859/3 99, Park Lane, Sandbach. Conversion of existing conservatory to kitchen extension and study (single storey).
Mr Jeff Chambers
- 37865/3 57 Elworth Street, Sandbach. U.P.V.C conservatory.
Ms Emery

Application withdrawn

- 33603/3 Land Adjacent, Old Mill Road, Sandbach. Erection of 2 no. B1 (Business) units and an 80 bed hotel, 202 car parking spaces, a new access, landscaping and associated works (Phase 1).
Halfmoon Investments Limited

PCM270901

- 33603/3 *Land adjacent, Old Mill Road, Sandbach. Erection of 2 no B1 (business) units and an 80 bed hotel, 202 car parking spaces, new access and associated works (phase 1)*

Halfmoon Investments Ltd.

No objections. In fact we enthusiastically support this application, the only observation being that, perhaps, in any future developments, more exciting architecture might be shown by the applicants.

Submitted WE 24/09/04, earliest determination 18/10/04.

- 04/0003/FUL 102 Forge Fields, Sandbach CW11 3RD. Retrospective application for domestic conservatory and detached timber garden shed.
Mark Broady
- 04/0014/FUL 20 Colley Lane, Sandbach CW11 4HE. First Floor Side Extension.
Mr & Mrs Hawkhead
- 04/0018/FUL 121 Park Lane, Sandbach Cheshire, CW11 1EJ. Construction of detached garage in garden.

- Mr & Mrs Thomas
 04/0019/FUL 76 Queens Drive, Sandbach CW11 1BN. Single storey extension at rear, front dormer loft conversion and detached garage at side/rear.
 Mr D Wall
- 04/0025/COU 53 Heath Road, Sandbach CW11 2JU. Change of use of residential semi-detached to become an NHS dental practice.
 Aimee Devine
- 04/0027/FUL 39 Crabmill Drive, Sandbach CW11 3HX. Proposed conservatory at rear of dwelling house.
 Mr & Mrs Wilkie
- 04/0034/FUL 7 Clifton Road, Sandbach CW11 3JJ. Two storey extension to side of dwelling.
 Mr & Mrs Steel
- 04/0035/LBC George Hotel, High Street, Sandbach CW11 1AL. Internal structural alterations and general refurbishment.
 S & N Pub Enterprises
- 04/0043/FUL 17 Swallow Drive, Sandbach CW11 1SX. Rear single storey extension (demolish existing conservatory).
 Mr & Mrs J Taylor
- 04/0070/FUL Rose Cottage, The Gardens, Sandbach CW11 1BB. Elderly persons annexe over existing garage providing 1 no. bedroom etc.
 Dr & Mrs Friel
- 04/0072/FUL 165 Bradwall Road, Sandbach CW11 1GP. Extend and convert existing porch into a dining room and convert existing dining room into new entrance hall.
 Mr MM Leese
- 04/0094/COU Unit 2, Millbuck Way, Sandbach CW11 3YA. Change of use from storage and distribution (B8) to food processing, refrigeration, distribution and storage (B2).
 Jinks Marketing International Limited
- Submitted WE 1/10/04, earliest determination 25/10/04.
- 04/0042/FUL Oakotis, Heath Road, Sandbach CW11 2LF. Alterations to bungalow and repositioning of garage previously approved under application number 36750/3.
 Mr Quinn
- 04/0081/COU Flat 2, 54-56 Heath Road, Sandbach CW11 2JU. Change of use from residential to commercial vacant flat.
 Mrs J Beresford
- 04/0086/ADV 8-12 Penda Way, Sandbach CW11 1GS. Fascia signs and projecting sign.
 Mackays Stores Limited

- 04/0087/FUL 8-12 Penda Way, Sandbach CW11 1GS. Installation of shop fronts and doors including new signage as part of a general refit to an existing retail unit.
Mackays Stores Limited
- 04/0114/ADV Wheatsheaf Hotel, Hightown, Sandbach CW11 1AG. Projection sign, menu case, fascia signs x 2, amenity signs x 2, house name letters x 2.
Pathfinder Pubs
- 04/0115/FUL 187 & 189 Heath Road, Sandbach CW11 2LE. Brick built garage with two spaces each for 187 and 189 Heath Road and new access off Oakwood Crescent.
D Lloyd-Griffiths
- 04/0116/LBC Wheatsheaf Hotel, Hightown, Sandbach CW11 1AG. Replacement external signage.
Pathfinder Pubs

Applications withdrawn

- 37671/3& Brickhouse Farm, Holmes Chapel Road, Sandbach.
37717/4 Construction of a timber fence erected behind natural British shrubs along Congleton Road.

PCM120804

37671/3&37717/4 *Brickhouse Farm, Holmes Chapel Road, Sandbach. Construction of a timber fence erected behind natural British shrubs along Congleton Road.*

Mr R Goodwin

There is insufficient information on the plan to determine whether the fence is a replacement for the one about which the Council has objected or as to the height if the fence is a repositioned replacement.

NEW KEY (For Information)

- ADV Application to display advertisements
- AGR Agricultural Notification
- CERT Certificate of appropriate Alternative development
- CON Conservation area consent
- COU Change of use
- CPE Certificate of existing lawful use/development
- CPL Certificate of proposed lawful use/development
- CPO County planning consultation
- DEM Demolition notification
- FUL Full application
- HAZ Hazardous Substance consent
- HR Hedgerow Application
- LA Local Authority application – Development by the Local Authority
- LBC Listed building consent
- LBD Listed building demolition
- LO Local Authority Application – Development by other Local Authority
- MOD Modifications to or discharge of planning obligation

OHL	Overhead electricity lines
OUT	Outline application
REM	Approval of reserved matters
REN	Renewal of permission
TCON	Trees in a conservation area
TEL	Telecommunications notification
TFL	Felling licence
TPO	Application to carry out works on a tree which is the subject of a preservation order

3. CORRESPONDENCE

3.1 Gaunt & Partners – New Inn Betchton Licence

Proposed transfer to Sasha Jayne Forster and Darren Craig Boden from Paul Trembath and Sasha Jayne Forster.

3.2 The Big Food Group – Iceland, Sandbach Licence

Proposed transfer to Hilary Cartledge and Matthew John Sutcliffe from Mr Wayne Turley and Mr Matthew John Sutcliffe.

3.3 CBC Planning – Explanation of Permitted Development Rights

Mr Allen answers the question raised by members at the last meeting.

3.4 Somerfield – Kwik Save, Elworth Licence

Proposed transfer to Karen Jane Clark and Gary Carter from Thomas Michael Lowe and Karen Jane Clark.

3.5 Joint Highways – Proposed One Lane Closure 3 Crewe Road, Hightown

It is proposed to close the road to incoming traffic and reroute it via High Street for a period of two weeks.

4. DATE, TIME AND PLACE OF NEXT MEETING

The proposed date is Thursday 21 October 2004.