

SANDBACH TOWN COUNCIL

Planning Committee

Agenda for the meeting to be held on Thursday, 2 December 2004
at 7.15 pm in the Mayor's Room, Westfields.

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

Plan No.

Submitted WE 12.11.04, earliest determination 6.12.04.

04/0293/OUT Coppersfield, Church Lane, Sandbach CW11 2LQ. Single detached bungalow.

Dr J F Richardson

04/0299/FUL 5 Rookery Close, Sandbach CW11 3NJ. Conservatory.

Mr S Weaver

04/0304/COU Big Hind Heath Farm, Hind Heath Road, Sandbach CW11 3LZ.
1. Retrospective stable building. 2. Alterations on the site of existing part demolished pig shelter. 3. Change of use of adjoining land from agricultural to equestrian.

Lloyd Tredell

04/0318/FUL and 04/0319/LBC

49-51 High Street, Sandbach CW11 1AL. Ground floor extension to rear of 51 High Street, two storey rear extension to 49 High Street, inclusive of minor demolition of small rear additions, all materials to match existing.

Lowe Property Construction Ltd

PCM010704

37434/4, 37435/3 and 37436/3

49-51, High Street, Sandbach. Ground floor extension to rear of No.51 High Street, two storey rear extension to No.49 High Street, inclusive of minor demolition of small rear additions. All materials to match existing. Change of use of office unit & first floor extension to create 2no. 2 bedroom studio flats.

Lowe Property Construction Limited

Cllrs Price and Sherman declared an interest.

No objection subject to their being no loss of privacy to the adjacent properties.

PCM120804

37434/4, 37435/3 and 37436/3 applications withdrawn.

04/0320/FUL 49-51 High Street, Sandbach CW11 1AL. Change of use (to residential) of existing single storey building and first floor extension over to form two bedroom dwelling.

Lowe Property Construction Ltd

04/0322/FUL* Land South of Middlewich Road, Sandbach. Erection of single storey retail unit and 2 storey retail/office unit (720sqm) with associated car parking, landscaping and access.

Aldi Stores Ltd

04/0330/FUL 15 Mill Hill Lane, Sandbach CW11 4PN. Amendment to approved planning application with the provision of an additional utility room with an external door in the south east elevation.

Barry Riddlesdin

PCM290704

37481/3 15, Mill Hill Lane, Sandbach. Extension to rear and small garage extension to front of the building.

Mr Barry Riddlesdin

No objections.

Appeal

37474/3 Barn 3, Taxmere Farm, Newcastle Road, Arclid. Change of use of barn into detached dwelling plus car port.

Mr D Russell

Hearing – See item 3.1.

PCM010704

37474/3 Barn 3, Taxmere Farm, Newcastle Road, Arclid, Sandbach. Change of use of barn into detached dwelling plus car port.

David Russell

No objection.

Applications Withdrawn

04/0086/ADV 8-12 Penda Way, Sandbach. Fascia signs and projecting sign.

Mackays Stores Limited

04/0087/FUL 8-12 Penda Way, Sandbach. Installation of shop fronts and doors including new signage as part of a general refit to an existing retail unit.

Mackays Stores Limited

PCM071004

04/0086/ADV 8-12 Penda Way, Sandbach CW11 1GS. Fascia signs and projecting sign.

Mackays Stores Limited

No objections.

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

No objections.

Submitted WE 19.11.04, earliest determination 13.12.04.

04/0343/FUL 84 Forge Fields, Sandbach CW11 3RD. Upvc conservatory.

Mr & Mrs Badley

04/0344/FUL Wheelock Farm, Mill Lane, Sandbach CW11 4RD. Erection of a single storey timber framed glazed conservatory upon a dwarf wall.

Dr Baker

04/0346/COU 58 The Hill, Sandbach CW11 1HT. Change of use from residential premises to office premises.

Mark Broady

- 04/0380/FUL 3 Boothsmere Close, Sandbach CW11 1FA. Proposed UPVC conservatory to rear of property.
Mr & Mrs Bleasedale
- 04/0391/FUL Former Petrol Filling Station, 216 Middlewich Road, Sandbach CW11 3EJ. Proposed 327 sqm retail unit with 15 car spaces.
United Co-operatives Ltd & First London Investment Group Ltd
See item 3.2

Submitted WE 26.11.04, earliest determination 20.12.04.

- 04/0329/FUL Unit 6B, Norton Way, Sandbach. Amendment to application no. 33552/6 from 3 private hire vehicles to 5.
David Johnson

PCM300801

335552/6

The Crane Centre, Norton Way, Elworth, Sandbach. Permanent planning permission for 3 private hire vehicles.

David Johnson.

No objections.

Amended

- 37773/3 Capricorn Business Park, Old Mill Road, Sandbach. 40 bed hotel, restaurant and three Class B1 office buildings with access onto the A534, associated car parking and landscaping.
Amended plans received.

Halfmoon Investments and Whitbread Restaurants

PCM260804 (extract)

37773/3

Capricorn Business Park, Old Mill Road, Sandbach. 40 bed hotel, 180 cover restaurant, 2,500 sq metre, B1 office space, new access road, associated car parking and landscaping.

Turley Associates

Object on the grounds that the prefabrication design is inferior to and not in keeping with the historic market town image.

3. CORRESPONDENCE

3.1 CBC Notice of Appeal – Mr D Russell, Taxmere Farm

Any comments are required by the Planning Inspectorate by 14 December 2004.

3.2 United Co-op – Middlewich Road Development

They give advance information on 04/0391/FUL.

3.3 Transfer of Licence – The Lion

Transfer from Sally Murray to Sally Murray and Craig Kirk Carnan on 14 December.

3.4 CBC – Davenport Lane

Davenport Lane is to be closed for about five weeks from 12 November.

3.5 Application for Licence – The Flower Shop, Congleton Road

Susan Finney is applying for a licence on 14 December.

3.6 CBC – Prohibition of Waiting Order – Station Road Elworth

Representations required by 10 December. Information attached.

3.7 CBC - Draft Supplementary Planning Document (SPD) 4: Sustainable Development

The draft document is with the Clerk and comments are required by 24th December 2004.

3.8 Joint Highways – Reply Concerning Road Naming

Mr McCuaig's letter is attached.

3.9 Transfer of Licence – La Camminata Restaurant

Transfer to Emrah Donderici on 18 January 2005.

4. DATE, TIME AND PLACE OF NEXT MEETING

The proposed date is Thursday 23 December 2004.