

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on 15 May 2003 in the Mayor's Room, Westfields.

PRESENT

Councillors: Mrs P M Minshull, Chairman
Mrs M E Smith, Vice-Chairman
Mrs D E Alcock
Mrs P E M Price
R W Sutton
J M Keeling, Chairman of the Town Council

1. APOLOGIES FOR ABSENCE

Councillors: Mrs G M Thomas
P J Darnes
M R Sherman
D Robinson
J Iddon

2. OBSERVATIONS ON PLANNING APPLICATIONS

Plan No.

35741/3 116, Bradwall Road, Sandbach. Construction of single storey study and roof link to existing garage.

A P Rigby Esq

No objections **provided that** it does not become a second residential accommodation at a later date.

35744/3 Plots 27-28, Springvale Ind Est., Sandbach. Two buildings identical (one building handed) 20m x 30m in size each for industrial and commercial use.

Keith Wells

No objection **provided that** the diesel storage is identified and shown to be protected by bund walls.

T0633/153 159, Bradwall Road, Sandbach. Application to undertake works to trees within groups G1 & G2 of the Bradwall Road, Sandbach No1 TPO 1994.

Mr & Mrs C C Lowe

No objections **subject to** approval and supervision by Borough Tree Officer.

35748/3 The Brambles, 4 Bowles Close, Sandbach. Ground floor extension to rear elevation of dwelling.

- Mr & Mrs Osborne
No objections.
- 35753/3 27, Stringer Avenue, Sandbach. Two storey side extension.
P J Carter
No objections.
- 35760/3 15, Booth Avenue, Sandbach. New first floor extension & rear extension.
Mr N & Mrs L Dodd
No objections.
- 35764/9 10-12, Hightown, Sandbach. 1no. internally illuminated.
Lloyds TSB Bank PLC.
No objections.
- 35772/3 16, Mill Hill Lane, Sandbach. Two storey extension to side and rear elevation, single storey porch, utility and conservatory extensions and conversion of single storey study area to form garage with new hipped-roof design.
Mr & Mrs Rendle
No objections.
- 35773/3 Beechwood, 136, Middlewich Road, Sandbach. Proposed alterations and two-storey extension on rear of dwelling.
Mr & Mrs Taylor
No objections.
- 35775/3 34, Mill Hill Lane, Sandbach. Demolish existing detached bungalow and replace with a detached house with two storeys and basement garage.
Mr S Reid
No objections.
- 35779/3 Grove House Hotel & Rosemead, Mill Lane, Wheelock, Sandbach. The demolition of the Grove House Hotel & Rosemead and construction of 16 apartments.
Invest in Liverpool
OBJECT on the following grounds: -
Three storey buildings are not in keeping with the existing properties in the area.
It is an un-neighbourly development because of the proposed size of the building.
The existing traffic hazard at the junction of Mill Lane and Crewe Road will be exacerbated by the increased traffic.
- 35785/3 7, St Stephens Court, Elworth, Sandbach. New fence to side of property.

Clare Riley

OBJECT on the grounds that the fence is un-neighbourly and visually obstructive to number 5 St Stephen Court.

35793/3 2, St John's Way, Sandbach Heath, Sandbach. Proposed two storey extension.

Mr C Stewart & Mrs K Whittaker

No objections.

35805/3 Land adjacent to, No.46 and the Magistrates Court, Middlewich Road, Sandbach. Construction of two storey office buildings and associated car parking.

Persimmon Homes (Mercia) Limited

No objections.

35816/3 15, Wordsworth Close, Sandbach. Ground floor conservatory at rear of property.

Stephen Lally

No objections.

35817/1 Adjacent 18, Price Drive, Sandbach. Single detached dormer bungalow.

Mr & Mrs J Walton

OBJECT. Could CBC please establish the correct boundary line and have the proposal re-submitted?

35818/3 69, Forge Fields, Sandbach. Single storey UPVC lean to conservatory (retrospective).

Barrie Gribbin

No objections but we are unhappy about the lack of sanctions for those ignoring the planning system.

Amended Plans

35578/9 The Old Hall Hotel, High Street, Sandbach. Multi-purpose sign, showing site location, direction (for traffic management) sales and building control.

WPI Homes Ltd

OBJECT on the grounds that this is an eyesore obstructing the view of a fine listed building.

Applications Withdrawn

35154/3 Land Between Station Road & School Lane, Sandbach. New build housing and flats with associated access roads and parking areas, incorporating 26 houses and 63 flats.

Barratt Chester

Noted

35539/3 Unit 3, Zan Industrial Estate, Crewe Road, Sandbach. Change of use to office and base for 5 private hire vehicles.

Julie Patrick

Noted

3. CORRESPONDENCE

3.1 Cheshire Magistrates' Courts – Star Saxon Cross Congleton Road Licence application

The application will be heard at 10am on 16 May. The Town Council must be present in order for its objection to be heard.

RESOLVED that the Chairman of the meeting attend the hearing to express the Council's objection.

3.2 Winckworth Sherwood – Star Saxon Cross, Congleton Road Licence application

Leander Wyman, one of the applicants, has transferred to another store.

Noted.

3.3 Iceland Foods application for a licence transfer

Transfer from Nicky Jones to Wayne Turley.

Noted

3.4 CBC – Supplementary Planning Guidance Note 6: Affordable Housing

A copy of the document is with the Clerk.

RESOLVED that the document is circulated amongst the members of the Planning Committee.

4. DATE, TIME AND PLACE OF NEXT MEETING

The next meeting of the Planning Committee will be held on Thursday, 5 June 2003 in the Mayor's Room at Westfields.

The meeting closed at 8.50 pm.

P M Minshull
Chairman

Ref: PCM0503