

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on 28 August 2003 in the Mayor's Room, Westfields.

PRESENT

Councillors: Mrs P M Minshull, Chairman

Councillors: Mrs M E Smith, Vice-Chairman

Mrs D E Alcock

Mrs G M Thomas

P J Darnes

D Robinson

M R Sherman

J M Keeling BEM, Chairman of the Council

1. APOLOGIES FOR ABSENCE

Councillor: Mrs P E M Price

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.

Noted.

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

Mr Walid Woori

Withdrawn

Noted.

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

OBJECT. Although the Council is in favour of the principle of a Garden Centre because of the employment opportunities it does not approve of the chosen location. The location is unsuitable because the increase in traffic would be intolerable in this residential area

- containing three nearby schools. As a green field site it is contrary to the Local Plan.
- 36093/3 21, Congleton Road, Sandbach. Single storey conservatory to the rear.
Mr & Mrs Moss
Delegated Powers - Permission with conditions.
Noted.
- 36096/3 70, Abbey Road, Sandbach. Proposed conservatory to rear of dwelling.
Mr & Mrs Blake
Delegated Powers - Permission with conditions.
Noted.
- 36097/3 7, Telford Gardens, Wheelock, Sandbach. Conservatory to rear of dwelling.
Mr J Holden
Delegated Powers - Permission.
Noted.
- 36107/3 49, Newfield Street, Sandbach, Cheshire. Attached single storey garage.
Mr Allan Jodrell
No objection.
- 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.
Members were disappointed and surprised that this contentious plan had been granted under delegated powers.
- 36113/3 4, Davenport Close, Sandbach. Conservatory to rear of dwelling.
Mr Woolnough
Delegated Powers - Permission.
Noted.
- 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.
Members were disappointed and surprised that this contentious plan had been granted under delegated powers.

- 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.
Noted.
- 36128/3 Land off, Offley Road, Sandbach. House type substitution to plots 9, 10, 11, 14, 15, 16, 26 and 35.
Morris Homes Limited
OBJECT. The proposals for larger buildings are un-neighbourly and unsuitable for the area because of the proximity of single storey buildings. They should return to the original approved plan.
- 36130/3 1, Lime Close, Sandbach. Proposed conservatory.
Mrs Tolputt
No objection.
- 36134/3 Heath Farm, Church Lane, Sandbach Heath, Sandbach. Replacement of barn with industrial use by block of six dwellings
Mr R Smith
Withdrawn
Noted.
- 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
No objection.
- 36140/3 323, Crewe Road, Wheelock, Sandbach. Single storey rear bathroom extension.
Mrs E Lawrence
No objection.
- 36148/3 72, Townfields, Sandbach. Front porch.
Lynn Macmannus
No objection.
- 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
No objection.
- 36155/3 Kerenza, Elton Road, Ettiley Heath, Sandbach. Proposed alterations and extension of dwelling.
Mr & Mrs Kennerley

- No objection.
- 36156/4 14, Front Street, Sandbach. To add Velux roof window to loft at rear of property.
Mrs M G Gwilliam
No objection.
- 36159/3 48, Heath Road, Sandbach. Two storey rear extension.
Alfredo Martone
The Chairman declared an interest.
No objection.
- 36160/3 16, Park Lane, Sandbach. Two storey side extension.
Adam Berry
No objection but a condition should be that overlooking windows should have obscure glass.
- 36161/3 9, Deans Lane, Sandbach. Proposed replacement garage and retrospective planning for detached conservatory.
Mr I Robinson
No objection.
- 36164/3 39, Masefield Way, Ettiley Heath, Sandbach. Conservatory to rear garden with dwarf walls.
Jonathan Marsden
No objection.
- 36166/3 6, Blackacres Close, Sandbach. Erection of single storey sun lounge at rear of existing property.
Mr and Mrs J Frayling
Cllr Mrs M E Smith declared an interest.
No objection.
- 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
No objection.
- 36170/3 1, Sycamore Grove, Sandbach. UPVC conservatory.
Mr Prosser & Mrs Smith
No objection.
- 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
No objection.

- 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
OBJECT on the grounds that it is not in keeping with the surrounding properties.
- 36187/3 17, Abbey Road, Sandbach. Rear kitchen and lounge extension single storey.
Mr I and Mrs F Cooper
No objection.
- 36188/3 1, Colley Lane, Sandbach. Proposed conservatory to rear of dwelling house.
Mr and Mrs Garvie
No objection.
- 36194/3 209, Heath Road, Sandbach. Conservatory addition to rear of property.
Mr G Evans
No objection provided that the conditions are adhered to.
- 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
OBJECT for the same reasons as 36128/3 above.
- 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
No objection.
- 36243/3 43, Roman Way, Elworth, Sandbach. Single storey rear extension and conservatory
Mr & Mrs D Clutterbuck
No objection.
- 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
OBJECT on the grounds that we believe Grove House to be a listed building and TPOs would be involved. The proposal is not in keeping with the surrounding area.
- 36272/3 52 Dukes Crescent, Sandbach. Conservatory to rear of property.
Neil Buckley

- No objection.
- 36274/3 12 Marsh Green Road, Sandbach. 2 storey extension, conservatory, vehicle access & loft conversion.
Mr Cole
No objection.
- 36276/3 4 Birtles Close, Sandbach. First floor extension to bedroom & to form en-suite.
Mr J Hilditch
No objection.
- 36282/3 2 Lime Close, Sandbach. Two storey side extension, minor internal alterations.
Mr & Mrs Owen
No objection.
- 36288/3 1 Sanbec Way, Sandbach. Installation of roller shutters to shop front.
T M Retail
No objection but a condition should be that the shutter is finished in a cream colour.
- 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
No objections **subject to** approval and supervision by Borough Tree Officer.
- 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
No objections **subject to** approval and supervision by Borough Tree Officer.
- 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
No objections **subject to** approval and supervision by Borough Tree Officer.

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

- Noted.
- 36084/3 9 High Street, Sandbach. Change of use to A3 (sale of hot food and drink).
Mr Walid Noori
- Noted.
- 36134/3 Heath Farm, Church Lane, Sandbach Heath, Sandbach.
Replacement of barn with industrial use by block of six dwellings
Mr R Smith
- Noted.

Appeal

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

3. CORRESPONDENCE

3.1 CBC Response to STC Retrospective Application Query

Their explanation was noted.

3.2 CBC – Houndings Lane Farm appeal decision notice

The appeal has been allowed.

Noted.

3.3 CBC – Sandbach Rugby Club appeal decision notice

The appeal has been allowed.

Noted.

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.

RESOLVED that they are sent a copy of the comment on 36085/1 above.

3.5 CBC – Response to STC complaint about Garden Centre Announcement

The letters were noted.

3.6 CBC – Response to STC Query about Traveller Style Housing

The members were disappointed with the reply.

RESOLVED that enlargement and clarification is sought on the penultimate paragraph.

3.7 Highways Joint Committee

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

Noted.

3.8 CCC – Hampton’s Bridge

A progress report has been received.

RESOLVED that the item is transferred to the Town Council agenda.

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.

Noted.

3.10 CCC Joint Highways – Padgbury Lane Congleton

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

Noted.

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.

RESOLVED that a reply is sent that the Council does not approve of any of the above names and that further suggestions should be sought.

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.

RESOLVED that a reply is sent that the Council does not approve of any of the above names and that further suggestions should be sought.

4. DATE, TIME AND PLACE OF NEXT MEETING

RESOLVED: that the next meeting of the Planning Committee be held on Thursday, 11 September 2003 in the Mayor’s Room at Westfields.

The meeting closed at 10.15pm.

P M Minshull
Chairman

Ref: PCM280803