

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on 9 October 2003 in the Mayor's Room, Westfields.

PRESENT

Councillors: Mrs D E Alcock
Mrs P E M Price
Mrs G M Thomas
D Robinson
M R Sherman
J M Keeling BEM, Chairman of the Council

In the absence of Councillors Mrs Minshull and Mrs Smith Councillor Sherman was elected Chairman of the meeting.

1. APOLOGIES FOR ABSENCE

Councillors: Mrs P M Minshull, Chairman
Mrs M E Smith, Vice-Chairman
P J Darnes
R W Sutton

2. OBSERVATIONS ON PLANNING APPLICATIONS

Plan No.

36404/3 9, Belle Vue Terrace, Sandbach. Two storey rear extension to form ground floor kitchen/dining room and first floor new bathroom and third bedroom.

B Loynes

This item was considered first for the convenience of a member of the public.

OBJECT to the present form of the building because of windows overlooking the adjacent property. We suggest that the nearest window is removed and the furthest is made top opening.

36357/3 Dewatering Services Limited, Millbuck Way, Springvale Ind Est, Sandbach. Proposed extension of commercial premises to form offices

Mr J McKie

No objection

36361/3 170, Crewe Road, Sandbach. Single storey extension to the rear.

Mr and Mrs R Barton

No objection

- 36363/3 2, Ferndale Close, Sandbach. Ground floor front extension and conversion of garage space.
Ian Faulkner
No objection
- 36368/3 152, Crewe Road, Sandbach. Demolition of existing utility room and sun lounge. Erection of two storey extension to rear.
Mr & Mrs G Richards
No objection
- 36372/3 2, Vicarage Gardens, Elworth, Sandbach. Ground and first floor extension and boundary wall revisions to side elevation of dwelling.
Mr & Mrs M C Smith
No objection
- 36380/3 Outbuildings at, Fields Farm, Houndings Lane, Sandbach. Conversion of outbuilding to provide accommodation for family member/manager of agricultural/drainage contracting business operating from the site.
D & E Willis
No objection
- 36388/3 5, Radnor Close, Sandbach. Single storey front and two storey rear extension.
Mr & Mrs K Winfield
No objection
- 36389/3 Sandbach RUFC, Bradwall Road, Sandbach. Extension & alterations to form new dining room & gymnasium and upgrade the changing rooms.
Sandbach R.U.F.C.
No objection
- 36390/3 140, Congleton Road, Sandbach. 2 x dormer windows to front of house.
V Mitchell
No objection
- 36398/3 13, Taxmere Close, Sandbach. Kitchen extension - ground floor rear.
James Stevenson
No objection
- 36405/3 19, Masefield Way, Ettiley Heath, Sandbach. Conversion of integral garage to living area.
Mr & Mrs S H Pickford
No objection
- 36407/3 43, Cookesmere Lane, Sandbach. Erection of UPVC conservatory.

- Mr Herbert Hampton
No objection
- 36409/3 11, Anvil Close, Wheelock, Sandbach. 2 storey extension and single storey dining room extension to rear of house and conservatory to side.
David Isherwood
We question whether the size of the extension exceeds what is permissible.
- 36415/3 9, Coverdale Fold, Sandbach. UPVC Conservatory.
Mr & Mrs Houghton
No objection
- 36419/3 23, Maple Close, Sandbach. Proposed single storey rear extension.
Mr & Mrs W J Mellor
No objection
- 36421/3 Kwik Save, Lawton Way, Sandbach. Install ATM cash machine through existing shop window.
Kwik Save
No objection
- 36422/9 Kwik Save, Lawton Way, Sandbach. Cash sign.
Kwik Save
No objection
- 36424/3 94, Marriott Road, Wheelock, Sandbach. Proposed two storey rear extension.
Mr & Mrs S Wrench
OBJECT on the grounds that it is an un-neighbourly development.
- 36430/3 114, Bradwall Road, Sandbach. Two storey rear and side extension, together with swimming pool conservatory.
Mr & Mrs K Ashton
No objection
- 36435/3 Unit 2, 5 The Commons, Sandbach. Change of use from Class A1 retail unit to Class A3 food and drink.
C G Property
OBJECT on the grounds that the area requires diversity in its retail outlets and that there is an excess of fast food outlets in the Town.
- 36437/3 459, Crewe Road, Wheelock, Sandbach. Change of use of ground floor, from shop to additional living accommodation.
Mr & Mrs J Hall
No objection
- 36440/3 Heath House, School Lane, Sandbach. Extension to ground floor and first floor of existing building.

- Mr & Mrs A James
No objection
- 36441/3 54, Hassall Road, Sandbach. Ground floor and first floor extension to form living, sleeping and garage accommodation.
Mr K Jackson
No objection
- 36450/3 3, Browning Close, Sandbach. Two storey domestic extension providing garage, larger kitchen, bedroom and en-suite bathroom.
Mr Dale
No objection
- 36452/3 Oakotis, Heath Road, Sandbach. Proposed domestic garage, stable block and access road, and boundary wall.
Mr Quinn
No objection
- 36461/3 36, Hind Heath Road, Sandbach. Proposed UPVC conservatory.
Mrs Smith
No objection
- 36468/3 33, Hassall Road, Sandbach. Replacement boundary fence.
Mr D Simpson
OBJECT on road safety grounds. Visibility for motorists will be impaired.
- 36471/3 77, Heath Road, Sandbach. Brick two storey extension at rear of house with hipped roof-tiles to match existing.
Ms S Edwards
No objection
- 36477/3 7, Ferndale Close, Sandbach. First floor side extension.
Mr & Mrs Stephens
No objection
- 36483/3 11, Ravenscroft Close, Sandbach. Conservatory to garden end of bungalow.
Mr F S Wood
No objection
- 36489/3 4, St John's Way, Sandbach Heath, Sandbach. Replacement conservatory to the rear (retrospective).
Mr & Mrs J Harrison
No objection
- 36495/3 117, Abbey Road, Sandbach. Two storey extension to side of dwelling, forming ground floor garage and utility and first floor bedroom and extension to bathroom.

Mr R J Lindop

The members were unable to form an opinion on this application because the drawing was inadequate. The application should be re-submitted.

36497/3 1, Green Street, Sandbach. Single storey rear extension over courtyard, first floor internal alterations and ground floor internal and shop front alterations.

Mr Kan

No objection to the main scheme but **OBJECT** to the shop front alterations. The front should be retained as is so that it remains in keeping with the surrounding area.

Application Withdrawn

36352/3 8 High Street, Sandbach. A3 Hot Food Takeaway.

Ismet Saygili

Noted

3. CORRESPONDENCE

3.1 CCC – Response to STC views on Albert Cottage, Moss Lane 36292/1

“I understand from the case officer that they do not consider the application of strategic importance, and that we were in fact consulted in error. It is also likely that the application will be refused, given as you note that it is contrary to policy and there do not appear to be special circumstances to justify the development.”

Noted

3.2 CBC- Conversion of Redundant Piggery at Brick House Farm

Mrs Cawdray explains why permission was granted contrary to the Council’s views. (Letter attached)

Received with regret.

RESOLVED that a planning officer is invited to attend the next planning meeting on Thursday 23 October.

3.3 DWF – Extension of Licensed Premises by Safeway

The crèche is now part of the sales floor area.

Noted

4. DATE, TIME AND PLACE OF NEXT MEETING

RESOLVED: that the next meeting of the Planning Committee be held on Thursday, 23 October 2003 in the Mayor’s Room at Westfields.

The meeting closed at 9.05pm.

M R Sherman
Chairman

Ref: PCM091003