

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on 23 October 2003 in the Mayor's Room, Westfields.

PRESENT

Councillors: Mrs P M Minshull, Chairman
Mrs D E Alcock
Mrs P E M Price
P J Darnes
D Robinson
R W Sutton

1. APOLOGIES FOR ABSENCE

Councillors: Mrs M E Smith, Vice-Chairman
Mrs G M Thomas
M R Sherman
J M Keeling BEM, Chairman of the Council

2. CONGLETON BOROUGH COUNCIL PLANNING

Mr David Fitzsimon, a Principal Planning Officer was available to answer members' questions.

It can take up to 18 months before an enforcement order is carried out because of the rights of appeal available to the appellant. Costs are only awarded to the appellant when there has been a mistake in the planning process. An appeal settlement can take three forms, written, informal hearing or public enquiry.

The planners must take the Town Council comments into account.

The main planning considerations were impact on the street scene and loss of privacy or overshadowing.

Mr Fitzsimon offered to hold a workshop on planning terminology and valid planning factors that the Committee should consider. It was agreed that this should take place prior to a Planning Meeting early in the New Year. [The January meeting is scheduled for 8 January 2004.]

3. OBSERVATIONS ON PLANNING APPLICATIONS

Plan No.

36499/3 31, Byron Close, Sandbach. Single storey rear extension.

Mr and Mrs J Caen

No objections.

36510/9 Capricorn Business Park, Old Mill Road, Sandbach. Advertising boards.

Halfmoon Investments Limited

No objections.

- 36539/3 1, Davenport Close, Sandbach. Extension to rear of property to extend kitchen and dining room.
Mr P Fisher
No objections.
- 36541/3 34, Mill Hill Lane, Sandbach. Resubmission of detached dwelling as approved under application 35775/3, to include dormer windows, loft conversion and minor external alterations.
Mr S Reid
No objections.
- 36544/3 6, Eaton Road, Sandbach. UPVC conservatory.
Mr and Mrs Gallimore
This application is for Alsager not Sandbach.
- 36545/3 1, Redesmere Close, Sandbach. Ground floor conservatory, utility and wc extension. New garden wall.
Mr and Mrs Oakes
No objections.
- 36546/3 Unit 11, Penda Way, Sandbach. Change of use from A1 (retail) to A2 (Citizens Advice Bureau).
Congleton District CAB
No objections.
- T0664/167 9, Anvil Close, Wheelock, Sandbach. Application to undertake pruning works to one Oak tree, T11 of the Forge Fields, Wheelock TPO 1995.
P J Greasby
No objections **subject to** approval and supervision by Borough Tree Officer.

Appeal

- 36169/3 33 Price Avenue, Sandbach. Detached replacement building for timber shed & replacement brick wall for concrete panel & post fence to the front boundary (both already built).
Mr & Mrs W McKindley
Written Procedure.
Noted.

4. CORRESPONDENCE

4.1 Garden Park Investments Limited

They would be very pleased to make a formal presentation to the Planning Committee prior to it making formal representations to Congleton Borough Council in connection with their proposal.

RESOLVED that Garden Park are invited to give a 30 minute presentation at 7 pm prior to the meeting on 20 November to which other members of the Council should be invited.

4.2 Bargain Booze, 58 Heath Road

Transfer of licence into joint names Mark Andrew Griffiths and Amanda Ann Chaddock.

Noted.

4.3 Star Saxon Cross (Texaco), Congleton Road

Application for final order for grant of licence to David Simm and Claire McKevitt.

Noted.

5. DATE, TIME AND PLACE OF NEXT MEETING

RESOLVED: that the next meeting of the Planning Committee be held on Thursday, 20 November 2003 in the Mayor's Room at Westfields.

The meeting closed at 8.45pm.

P M Minshull
Chairman

Ref: PCM231003