

# SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on 4 December 2003 in the Mayor's Room, Westfields.

## PRESENT

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

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## 1. APOLOGIES FOR ABSENCE

Councillor: Mrs M E Smith, Vice-Chairman  
Mrs P E M Price  
J Iddon  
J M Keeling BEM, Chairman of the Council

## 2. OBSERVATIONS ON PLANNING APPLICATIONS

Plan No.

Submitted WE 14 November 2003, earliest determination 8 December 2003.

36646/9 23-25, Crewe Road, Sandbach. Lettering attached to external brickwork.

Christopher Harbour

No objections.

36647/3 Halifax Property Services 9, Hightown, Sandbach. Provide new timber glazed door and frame complete with slow action door closer. Works to provide clear opening width of 800mm for disabled wheelchair users under DDA 1995.

Halifax PLC

No objections.

36653/3 58, The Hill, Sandbach. Proposed change of use (ground floor) from dwelling to takeaway with internal & external alterations. First & second floors to remain as owners accommodation.

K P & K T Lee

**OBJECT** to the change from residential use in a residential area. A take-away would be un-neighbourly. The location is unsuitable since the existing parking and traffic problems on Newcastle Road would be exacerbated.

T0670/8 115, Park Lane, Sandbach. Application to fell one Sycamore tree and to deadwood one Oak tree, part of group G10 of the Park Lane, Sandbach TP0 1957.

W Watkiss

Cllr M R Sherman declared an interest and left the meeting for this item.

**OBJECT** to felling the sycamore on the grounds that if the tree is not diseased there is no reason to fell it.

T0671/168 452, Crewe Road, Sandbach. Application to undertake a programme of pruning work to one Sycamore tree T5 of the Crewe Road/Zan Drive, Wheelock TP0 1996.

Mr and Mrs S Russell

No objections subject to approval by the County Tree Officer.

### **Withdrawn**

36452/3 Oakotis, Heath Road, Sandbach. Proposed domestic garage, stable block, access road and boundary wall.

Mr Quinn

Noted.

Submitted WE 21 November 2003, earliest determination 15 December 2003.

36687/3 36, Roman Way, Sandbach. Conservatory with utility area, extension of cloakroom, brick shed attached to existing garage, on ground floor and to the rear of the existing property.

M R Marshall

No objections but we query the capacity of the proposed soak-away to cope with storm water.

36695/3 84, Manor Road, Sandbach. First floor extension to the rear and conservatory extension to the side.

Mr and Mrs P W Whittaker

Cllr Mrs P M Minshull declared an interest and took no part in the discussion.

No objections.

36697/3 25 High Street, Sandbach. Extend present operation to first floor, cooked meat only.

Steve Brooks Butchers

No objections.

Submitted WE 28 November 2003.

36700/3 32, Forge Fields, Sandbach. Demolition of existing building followed by erection of new Christian meeting hall, new gates and fencing, adjustment to site entrance, resurfacing of car park and small amount of new planting.

Trustees of Sandbach Congregation of Jehovah's Witnesses

No objections.

36701/4 Wheelock Wharf Stables, Wheelock Wharf, off Crewe Road, Sandbach. Re-plastering of internal walls. Replacement of existing ceilings. Re-roofing with original salvaged tiles and other

reclaimed tiles to make up losses. Re-pointing of brickwork in lime mortar. Cutting out of spalled bricks and replacement. Removal of existing solid floors and replacement with new concrete floors and replacement of existing doors.

British Waterways

No objections.

### **3. CORRESPONDENCE**

#### **3.1 Cheshire County Council – Draft Planning Charter**

Comments are requested for 12 January 2004. Members felt that the interface with Town and Parish Councils was poorly defined.

**RESOLVED** that appropriate comments are forwarded to CCC.

#### **3.2 John Gaunt & Partners – Proposed Brewers Fayre licence application**

Subject to the approval of the licensing Committee Whitbread Group plc proposes to develop a Brewers Fayre and adjacent 40 bed Travel Inn for which they make application to the Licensing Committee on 16 December 2003.

No objections.

### **4. DATE, TIME AND PLACE OF NEXT MEETING**

Garden Park Investments Limited wish to address members before the next meeting to advise on the progress on the proposed Garden Centre Project. Members wanted the address to form part of the meeting and required a CBC officer to be present to protect members from any possibility of breach of standards. Other members of the Council would be invited to attend this part of the meeting by the Chairman.

**RESOLVED:** that the next meeting of the Planning Committee be held on Thursday, 8 January 2004 in the Mayor's Room at Westfields.

The meeting closed at 8.45pm.

P M Minshull  
Chairman

Ref: PCM041203