

# SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on 8 January 2004 in the Mayor's Room, Westfields.

**PRESENT**

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

Also present

Councillors: J J Moore  
B E Moran  
N T Price  
W W Scragg  
Mrs Elaine Moulton, CBC Planning  
Mr G Eddington, Garden Park Investments  
Mr E Olley, Garden Park Investments

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## 1. APOLOGIES FOR ABSENCE

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

## 2. PRESENTATION BY GARDEN PARK INVESTMENTS LIMITED

GPI said that most of what they had to say had been presented to some members previously. They had analysed all the over 100 letters of objection to the Garden Centre Project and had made some changes to their proposals. They would widen the junction of Congleton Road and Old Mill Road and install traffic lights, they would make a full sized roundabout on Congleton Road at the entrance to the site, they would reduce the site levels by 3 metres and they would increase the thickness of the buffer between the site and their neighbours. They would generate 250 jobs for all the ability range. The project would be a benefit to the Town. Garden Centres were appropriate for market towns. They do not contribute to rush-hour traffic. The large amount of parking on site would prevent parking on adjacent streets. Indeed, they proposed to offer park-and-ride facilities to ease Sandbach's parking problems on market days.

In answer to questions members were told that the Garden Centre would attract people from up to 20 minutes drive away. The planning application was delayed because the Highways authorities, both Motorway and County, had yet to submit their comments. GPI guessed that those submissions would be no

more than 6 weeks away. They understood that the County were content with the traffic proposals.

They had sponsored a survey that showed 82% of Sandbach residents would say yes to a Garden Centre, a fact that was important to their decision to proceed with the project.

Neither the Arclid or the Junction 17 sites could be used for Garden Centre use. Members believed that if the proposed Centre was to fail the site would become a brown field site and therefore automatically a candidate for residential housing. Mrs Moulton denied this.

The Chairman thanked Messrs Eddington and Olley for their presentation and Mrs Moulton for her assistance.

Mr G Eddington, Mr E Olley, Mrs Elaine Moulton, Councillors Darnes, Moran, N T Price and Scragg left the meeting.

### **3. OBSERVATIONS ON PLANNING APPLICATIONS**

Plan No.

Submitted WE 5 December 2003, earliest determination 29 December 2003.

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| 36725/3   | Sandbach Commercials, Norton Way, Sandbach. Booking office for five private hire vehicles plus siting of portacabin.<br>Peter and Carole Edwards<br>No objections.   |
| 36726/3   | 11, Holly Heath Close, Sandbach. UPVC Conservatory.<br>Mr and Mrs Roe<br>No objections.  |
| 36727/3   | 9, Belle Vue Terrace, Sandbach. 2 storey extension to rear.<br>Park Lane Properties<br>They appear to have complied with our previous request and therefore we have no objections.                                     |
| 36731/3   | 165, Middlewich Road, Sandbach. First floor extension over existing bungalow.<br>Mr A Mohammadifar<br>No objections.   |
| 36732/3   | Park House Residential Home, Congleton Road, Sandbach. Alterations to window and eave detail and the creation of three single en-suite bedrooms.<br>C V Ellison<br>No objections.                                      |
| 36738/3   | 7, Holly Heath Close, Sandbach. Extension to form dining room, enlarge kitchen and additional bedroom with en-suite. Removal of attached garage and provision of 2no. parking spaces.<br>Mr S Gregory<br>No objections |
| T0677/115 | 9, Dalton Court, Sandbach. Application to crown lift one Oak tree, T2 of the Dalton House, Sandbach TPO 1989.<br>Anthony Richardson  |

- No objections subject to approval by the County Tree Officer.
- T0678/86 141, Middlewich Road, Sandbach. Application to undertake pruning works to trees contained within Area A1 of the Middlewich Road, Sandbach TPO 1984.  
Mr M Lea  
No objections subject to approval by the County Tree Officer.  
Submitted WE 12 December 03, earliest determination 5 January 2004.
- 36747/3 1, Moreton Close, Sandbach. Two storey extension to the side.  
Mr & Mrs D Betley  
No objections.
- 36750/3 Oakotis, Heath Road, Sandbach. Proposed domestic garage, stable block, access road and boundary wall.  
Mr Quinn  
In the interests of safety in this location it is essential that all boundary fences are perfectly secure. Please ensure that appropriate materials are agreed. No objections.
- 36754/3 4 Shelley Court, Sandbach. Rear extensions, part 2 storey and part single storey.  
Mr and Mrs Rollason  
**OBJECT** on the grounds that it is an un-neighbourly development. We query whether the extension is too close to number 11 at the rear. The first floor overlooks adjacent properties.
- 36758/3 16, Park Lane, Sandbach. Single storey side extension.  
Adam Berry  
No objections.

#### 4. CORRESPONDENCE

##### 4.1 Bargain Booze – Transfer of Off Licence

Transfer from Matthew Ramsay Hughes and Gwyneth Jones to Matthew Ramsay Hughes, Gwyneth Jones, Mark Andrew Littler and Joanne Lee Stubbs.

No objections

##### 4.2 CBC – Miss Donkin re T0670/8

She explains why consent was given to fell the tree despite STC's objection.

Noted

##### 4.3 CBC – Planning Workshop

Mr Fitzsimon points out that he is unavailable until February onwards.

The Clerk is to organise a convenient date to suit.

##### 4.4 Traffic Regulation Order, Congleton Road

Comments are requested on the proposal to close Congleton Road Westbound over the motorway for a period of 4 months.

Members felt that although the proposal was going to cause great difficulty to large numbers of people they were unable to make any constructive comments about alternative options.

**5. DATE, TIME AND PLACE OF NEXT MEETING**

**RESOLVED:** that the next meeting of the Planning Committee be held on Thursday, 22 February 2004 in the CVS Building, Hope Street, prior to the Finance Meeting which would now be held at 8 pm.

The meeting closed at 9.25 pm.

P M Minshull  
Chairman

Ref: PCM080104