

# SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held on Thursday, 15 April 2004, in the Mayor's Room, Westfields.

## PRESENT

Councillors: Mrs P M Minshull  
Mrs P E M Price  
Mrs G M Thomas  
M R Sherman  
D Robinson

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## 1. APOLOGIES FOR ABSENCE

Councillor: Mrs M E Smith, Vice-Chairman  
Mrs D E Alcock  
P J Darnes  
R W Sutton

## 2. OBSERVATIONS ON PLANNING APPLICATIONS

### Plan No.

Submitted WE 26/03/04, earliest determination 19/04/2004.

- 37104/1\* Land at, Canal Fields, Rookery Bridge, Sandbach. Residential development with associated highways improvements and open space.  
Westbury Homes (Holdings) Limited  
**Object** on the grounds that the development is unnecessary because new housing targets have been reached and that the traffic movements on and off the site will be unsafe.
- 37106/3 13 Welles Street, Sandbach. Change of use from A1 retail to A3 fast food takeaway.  
Mr N Akkurt  
**Object** on the grounds that a further fast food takeaway is inappropriate for the centre of Sandbach. We query whether the proposal complies with PPG6.
- 37108/3 Colour Me House, Lodge Road, Sandbach. Use of one front office and five parking spaces to develop a private hire company.  
David Michael Adams  
No objections.
- 37114/3 19 Weaver Close, Sandbach. Proposed conservatory & utility room extension to rear of property (single storey).  
Mr & Mrs P Seabridge  
No objections.

37124/3 Taxmere Farmhouse, off Newcastle Road, Sandbach. Two storey rear extension, single storey rear extension forming room above existing single storey building. Reforming existing dormer windows, detached garage and store.

Mr J Spear

No objections but we query the adequacy of the drainage provision.

37126/3 18 Colley Lane, Sandbach. 2 storey rear/side extension.

Mr P Kapp

No objections.

#### **Applications withdrawn**

37009/3 The Old Hall Hotel, High Street, Sandbach. Property for sale advertisement.

WPI Homes Ltd

Noted.

#### **Appeals**

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

K P & K T Lee

Written Procedure

Noted.

#### Submitted WE 02/04/04, earliest determination 26/04/2004.

37138/3 Doctors Surgery, Platt Avenue, Sandbach. Single storey extension to form new 6th form social facilities with internal refurbishment.

Board of Governors

No objections **but** with the assumption that the facility will be used outside school hours we query whether there will be adequate sound proofing for the benefit of the adjacent properties. We also are surprised that male toilets have not been included.

37154/3\* Land at, Palmer Road, Sandbach. Construction of 2no. 2½ storey apartment blocks (30 no. apartments) together with associated works.

Persimmon Homes (Mercia) Ltd

Cllr Mrs P E M Price declared an interest and took no part in the debate.

No objections **provided that** measures are included to improve the road junction between Palmer Road and Old Mill Road which is unsafe for existing traffic levels. We are also concerned about the effect 2½ storey buildings will have on the neighbouring properties. Does this development comply with the 10 year plan?

37155/3 Old Hall Gardens, High Street, Sandbach. Erection of boundary fencing at rear of Old Hall Hotel.

WPI Homes

- No objections.
- 37156/3\* Oakotis, Heath Road, Sandbach. Residential gypsy caravan site for 6 families with 12 caravans.  
Mr Quinn  
**Object** on the grounds that the plans show no provision for essential services, i.e. fresh water, drainage, electricity, and waste disposal. What are the toilet arrangements? Does the layout comply with requirements for fire hazard in terms of separation, access and water supply? Access to the site is past a school entrance and therefore introduces an increased road safety hazard.
- Submitted WE 08/04/04, earliest determination 04/05/2004.
- 37158/3 98, Forge Fields, Sandbach. Single storey extension to the rear and first floor extension to the side.  
Mr and Mrs C A Dalton  
No objections.
- 37161/3 Bridge Mount, Elton Road, Sandbach. Proposed ground and first floor extension to side and rear of property.  
Ms V Ruscoe  
No objections.
- 37162/3 21, Price Avenue, Sandbach. Two storey side extension having slate hipped roof.  
Mr & Mrs S Coppenhall  
No objections.
- 37168/1 Land to rear of, 191, 193 & 195, Middlewich Road, Sandbach. Two detached houses (2 storey).  
Mr & Mrs C Essegbona, Mr & Mrs L Hubbard, Mr & Mrs M Walker, Mr & Mrs D Allsop  
No objections **but** we are concerned whether the proposed access is adequate.
- 37169/5 33, Price Avenue, Sandbach. Certificate of lawfulness for construction of wall 1.55m high with brick piers 1.73 high and 11.32m in length along boundary to Price Avenue.  
Mr W D McKindley  
Object on the grounds that the street scene conflicts with the general area and therefore the wall should not be accepted.
- 37176/3 1, Low Barn, Brock Hollow, Hind Heath Road, Sandbach. Proposed UPVC conservatory.  
Mr D F Minshull  
No objections.

### 3. CORRESPONDENCE

#### 3.1 CBC – Notice of Appeal by KP & KT Lee

Comments are required on the proposed change of use before 3 May.

Noted. The members have no further comments to make.

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

**RESOLVED:** that the next meeting of the Planning Committee be held on Thursday, 6 May 2004 in the Mayor's Room, Westfields, at 7.15 pm.

The meeting closed at 8.15 pm.

P M Minshull  
Chairman

Ref: PCM150404