

SANDBACH TOWN COUNCIL

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

PRESENT

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

1. APOLOGIES FOR ABSENCE

Councillor: Mrs M E Smith, Vice-Chairman

2. OBSERVATIONS ON PLANNING APPLICATIONS

Plan No.

Submitted WE 16/04/04, earliest determination 10/05/04.

- | | |
|---------|---|
| 37181/3 | Offley County Junior School, Offley Road, Sandbach. Proposed single storey extension to form head office/reception and entrance and alterations to form disabled toilet/storage and first floor staffroom and study/bays.
Mr M Avis
No objection. |
| 37183/4 | 21, Crewe Road, Sandbach. To erect a sign 240cm x 60cm in cream and green over the left hand window on the single storey gable.
Williams and Lowe
No objection. |
| 37184/3 | 33, Deans Lane, Sandbach. Two storey rear extension.
Mr Morrey
No objection. |
| 37189/4 | 21, Crewe Road, Sandbach. Retention of existing sign on gable end of building.
S W Baguley
No objection. |
| 37195/3 | 9, Hartford Close, Sandbach. Conservatory on gable end of property. |

L P Bradshaw

Cllr Mrs Price declared an interest as a neighbour and took no part in the debate.

No objection **provided that** the extension has no adverse effect on number 11 Hartford Close.

37199/3 90, Deans Lane, Sandbach. Single storey rear extension.

Gaynor Jones

No objection.

37205/3 3, Browning Close, Ettiley Heath, Sandbach. Domestic extension.

Mr Dale

No objection **provided that** the building is within the existing boundary line and that it does not encroach upon public space.

37215/3 119, Manor Road, Sandbach. 2 storey extension forming living room and ensuite master bedroom, conversion of integral garage to residential, new front porch, new two bay garage with roof storage.

Mr John Bugliarello

No objection **provided that** there is no intention to convert the garage to residential accommodation at a later date.

Appeal

36380/3 Outbuildings at Fields Farm, Houndings Lane, off Hassall Road, Sandbach. Conversion of outbuilding to provide accommodation for family member/manager of agricultural drainage contracting business operating from the site.

D & E Willis

Written Procedure

Noted

Submitted WE 23/04/04, earliest determination 17/05/04.

37218/3 8, Hightown, Sandbach. 2 no. external sliding retractable grilles to front of shop and pair of hinged gates to entrance porch.

Bellissima

Object on the grounds that removal of the ornate fascias is likely to lead to their disintegration. The proposed boxes will not be in keeping with the surrounding conservation area. The existing security system is quite satisfactory and has no harmful impact on the conservation area whereas the proposed system will.

37235/3 76, Palmer Road, Sandbach. Ground floor extension to add utility room and on first floor to add two bedrooms.

Ken Clarke

Object on the grounds that the proposed development is not in keeping with the surrounding area due to its excessive roof height.

37241/3 21, Masefield Way, Ettiley Heath, Sandbach. Proposed ground floor extension and remove part of brick screen wall.

Mr & Mrs D Dunn

No objection **provided that** the proposed extension does not encroach on public land.
37249/3 28, Queens Drive, Sandbach. Proposed extensions, internal alterations and double garage.
Mr and Mrs Challinor
No objection.

Application Withdrawn

32056/3 Plots 140-146, Land off Moston Road, Ettiley Heath, Sandbach. Variation of condition no.3 on planning permission 29266/3 to allow retention of a 1.8m high screen fence with a 0.9m high trellis on top of the rear boundary of plots 140-146 inc. in lieu of the landscaped mound required by the condition.
Wilcon Homes North West
Noted

Submitted WE 30/04/04, earliest determination 24/05/04.

37257/3 207 Middlewich Road, Sandbach. Pitched roof and extra bedroom.
Park Lane Properties
No objection.

37259/3 22 Park Lane, Sandbach. Single storey extension at rear and two storey extension at flank.
Mr G McGirr & Ms L Lane
No objection.

37264/3 81 Forge Fields, Sandbach. Single storey extension above single garage.
Mr & Mrs Thompson
No objection.

37280/3 110 Hassall Road, Sandbach. Proposed upvc conservatory.
Mr & Mrs Evans
No objection.

37283/3 16 Ettiley Avenue, Sandbach. Loft conversion including dormer to rear.
Mr and Mrs G D Head
No objection.

37287/3* Land off, Bradwall Rd, Sandbach. Change of use from agricultural land to football pitches and car parking area.
Sandbach United FC/Sandbach Rugby Club
No objection.

T0694/212 7, Cookesmere Lane, Sandbach. Application to fell one Oak tree T2 of the Cookesmere Lane, Sandbach TPO 2003.
J R Moss
Object on the grounds that no justification for the felling has been given in the application.

3. CORRESPONDENCE

3.1 Bargain Booze – Queen’s Drive Licence transfer

Transfer from Michael Hill to Michael Hill, Donna Marie Morris and Joy Morris at the Crewe sessions on 8 June.

Noted.

3.2 CBC – Station Road Traffic Regulation Order

The effect of which will be to prohibit and exclude goods vehicles which have an operating weight exceeding 7.5. tonnes from proceeding over and along Station Road, from a point approximately 480 metres North West from the junction of Elworth Road with Abbey Road to its junction with Moss Lane an approximate distance of 165 metres.

Any objections to or representations about the proposed order must be made in writing, must specify the grounds upon which they are made and must be sent to the Head of Law and Administration, Congleton Borough Council at the address given above, to be received no later than Friday 7th May 2004.

RESOLVED that a letter of objection is submitted stating that the order should be delayed until the only alternative route via the junction of London Road and Station Road is made suitable for HGVs.

3.3 CBC – 33 Price Avenue

CBC ask if there is anything the committee can add regarding the development of the site over the last 4 years.

In the opinion of at least one member the tall section of the wall has been built for less than two years but we are unable to provide further evidence in confirmation.

4. DATE, TIME AND PLACE OF NEXT MEETING

The proposed date is Thursday 27 May 2004.

5. DATE, TIME AND PLACE OF NEXT MEETING

RESOLVED: that the next meeting of the Planning Committee be held on Thursday, 27 May 2004 in the Mayor’s Room, Westfields, at 7.15 pm.

The meeting closed at 9.40 pm.

P M Minshull
Chairman

Ref: PCM060504