

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 7.15pm on Monday, 7 December 2009, in the Sandbach Literary Institution, Hightown.

PRESENT	Councillors	S Holland E Alcock, Chairman of the Council D Robinson P Minshull L Morris G Bell A Wood
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Also present were members of the public and press.

1. APOLOGIES FOR ABSENCE

Councillors	C Lowe G Bowker W Scragg K Haines
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2. DECLARATIONS OF INTEREST

Cllr Mrs Alcock

Application 09/3400C (Newall Avenue, Sandbach).

Personal interest declared.

The Chairman did not adjourn the meeting to allow questions from members of the public - Members of the public were permitted to ask questions as each application was considered.

3. CHESHIRE EAST COUNCIL HOUSING LAND SUPPLY

The report from Richard House, CEC Spatial Planning Manager, was postponed until the New Year.

4. OBSERVATIONS ON PLANNING APPLICATIONS

The Chairman proposed that applications 09/3344C, 09/3440C and 09/3662C be brought forward to allow members of the public present opportunity to hear the debate and raise questions.

09/3344C 50-52 Heath Road, Sandbach, CW11 2JU

Construction of single storey extension to garage workshop to form additional workshop area and office/waiting area – re-submission of 09/2367C.

Heath Road Garage.

Mr Martoni, owner of Heath Road Garage, advised members that the proposed extension would reduce the number of cars parking on Heath Road outside the premises, allowing the free flow of traffic and would also result in the creation of three new jobs.

Members queried the height of the proposed extension and were advised this was due to the ramps to be housed within the building for MOT's.

Cllrs were pleased the issues raised in objection to the previous application had been resolved in this application.

No objection.

09/3400C Council Depot, Newall Avenue, Sandbach, CW11 4BH

New build development of 107 extra care apartments and associated extra care facilities and parking.

Nuala Keegan, Cheshire East Council

Members debated the application and were asked several questions by members of the public who also raised concern at the volume of traffic to the proposed development; the application allocates parking spaces which neighbouring residents deemed insufficient for the 107 apartments, members of staff and visitors to the home.

Question was also raised on the visual impact for residents of Fairfield Avenue whose properties will face the proposed development as this was not made clear in the supporting application documents.

Members of the public present expressed great concern at the severe traffic impact of the proposed development. Narrow focus of the drawings/plans did not provide full detail of the surrounding roads or give detailed access plans both during development and once the building is in full use.

Cllr Morris suggested access may be more suitable via the Morris Homes development site, at the junction with Homebase.

STRONGLY OBJECT due to the access route and traffic implications for Newall Avenue, Price Avenue and Crewe Road, including several blind spots for motorists. Councillors request that Cheshire East Council look at alternative access routes for this development, possibly via Morris Homes/Homebase.

09/3662C 6 Green Street, Sandbach, CW11 1GX

Change of use from A1 Fishmongers Shop to A5 Hot Food Takeaway.

Mr K Miah.

Representatives from Green Street raised their concerns at the proposed change of use of this property.

STRONGLY OBJECT. Members feel that the proposed change of use would result in increased litter on Green Street and the surrounding area,

an increase in traffic and parking problems, greatly increased noise and anti-social behaviour and the likelihood of the business refuse attracting vermin.

Members are also concerned at the change of use significantly altering the opening hours. For residents of the neighbouring properties with no frontage, the disturbance and impact is too great to allow this new business to operate from a residential street.

Submitted WE 20.11.09 response to Cheshire East by 10.12.09

09/3440C 7 High Street, Sandbach, CW11 1AH

Application for consent to display an advertisement.

Boots Group Plc.

No objection.

09/3639C 13 Congleton Road, Sandbach, CW11 1HG

Demolition of all existing buildings and erection of 53 no. retirement apartments with associated access, car parking and landscaping.

Gladman Care Homes Ltd

OBJECT on the grounds that this development is out of keeping with the area and an overdevelopment of the site, thus contravening policies GR1 and GR2 1a and d of the local plan.

Members also commented that they would have appreciated consultation by the developer.

Submitted WE 27.11.09 response to Cheshire East by 17.12.09

09/3351C Station Yard, Station Road, Sandbach, CW11 3JG

Proposed replacement boundary wall to existing premises.

Mr Andrew Clarke.

No objection.

09/3067C Western Park, Elton Lane, Sandbach, CW11 4NW

Siting one additional park home.

Mr Fred Barr

No objection.

09/3337C Training Centre, Hill Street, Sandbach, CW11 3JE

Demolition of existing industrial unit, clearance of the site and redevelopment by the erection of residential units.

Mr Clarke.

No objection, providing current business users of the building are relocated to alternative suitable premises.

09/3437C 1 Old Hall Cottages, Brook Court, Sandbach, CW11 1AL

Brickbuilt extension to the west side of the existing terraced house.

Mr Owen Smith.

No objection.

09/3364C 2 Booth Avenue, Sandbach, CW11 4JN
Single detached garage.
Mr L Johnson.
No objection.

09/3681C 7 Blackacres Close, Sandbach, CW11 1YE
Proposed loft conversion with dormer windows.
Mr Martin Roberts.
No objection, however Councillors were concerned that the proposed conversion may overlook residents of Bowles Close.

09/3716C 8 Bramhall Close, Sandbach, CW11 1EF
Side extension and rear conservatory.
Mr & Mrs G Hollinshead.
No objection.

09/3879T 159 Bradwall Road, Sandbach, CW11 1GP
To crown raise and prune to clear house as required to reduce encroachment and to allow more light to the property.
Mr C Lowe.
No objection, subject to approval of Tree Preservation Officers.

Submitted WE 04.12.09 response to Cheshire East by 25.12.09

09/3901C 11 Offley Avenue, Sandbach, CW11 1AZ
Application for a lawful development certificate for a proposed development.
Mr & Mrs Edmonstone.
No objection.

09/3851C Land to the rear of 1 Manor Road, Sandbach, Cheshire, CW11
Removal/Variation of conditions on planning application 08/0546/FUL
Mr Williamson.
Members were unable to comment on this application as the plans had not been received from CEC. Planning Technicians advised the documents were possibly still in the post.

5. CORRESPONDENCE

5.1 CEC Notice of Strategic Planning Meeting venue change.

Resolved: That the notice be received.

6. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 18 January 2010, at 7.30pm in the Sandbach Literary Institution, Hightown.

The meeting closed at 9.30pm
S B Holland

Ref: PCM091207