

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 6.30pm on Monday, 22 March 2010, in the Sandbach Literary Institution, Hightown.

PRESENT	Councillors	S B Holland D Robinson L Morris W W Scragg C D Lowe A J Wood P M Minshull G J Bowker D E Alcock (arrived 6.45) G W Bell (arrived 7.10) M R Sherman P J Darnes D L Darnes K E Haines W R Goodall
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Also present were 36 members of the public, 1 member of the press, Mr S Molloy, CEC, and Mr B Cartwright, representing CHAIN.

1. APOLOGIES FOR ABSENCE

Cllr S Corcoran
Cllr B E Moran

2. DECLARATIONS OF INTEREST

There were none.

The Chairman did not adjourn the meeting to allow questions at this point. Members of the public were advised that they would be permitted to speak following presentations from Mr Molloy and Mr Cartwright, however the Chairman stressed that Mr Molloy had very kindly offered to attend the meeting to help give an understanding of the application and was under no obligation to answer questions.

The Chairman advised members of the public that Covanta Energy had written to all Councillors informing of their decision to appeal against non-determination of application 09/0738W and their intention to submit an identical application.

3. APPLICATION 09/0738W

i. Mr Steve Molloy, CEC Development Management Project Leader, Minerals and Waste, confirmed his role as the Planning officer dealing with the application; he was not present to represent the applicant or to offer advice but would give factual information, describing the application and clarify planning procedures.

Mr Molloy explained the location and size of the site for the proposed incinerator and verified the amount of waste required as 370,000 tonnes per year. This, according to the application submitted, would be obtained only through waste from Cheshire. Further details specified within the application were discussed including the potential impact on traffic, plans for disposal of bottom ash and fly ash produced through the process and the environmental impact assessment.

Following the application walk-through members queried the actual need for such an incinerator since sites are already approved in Frodsham and Runcorn which can deal sufficiently with the waste for Cheshire. It was felt by Members that, if this is the case, then potentially waste would need to be brought in from outside the County to cover the volumes required.

Question was raised of the waste products produced by the incinerator. Mr Molloy confirmed that the by-products would be bottom ash and fly ash which would be sent to a licenced facility for treatment/disposal. Members felt that this was not alleviating any of the current issues with land fill.

ii. Mr Brian Cartwright, Chairman, Cheshire Anti Incinerator Network, informed members that CHAIN is passionately against the burning of waste in Cheshire. They feel that incinerators generate uncertainties in health and that there is no requirement for this facility. Mr Cartwright stated that currently Cheshire has two incinerators sanctioned with another two in the pipeline and advised members that no other area has four large incinerators in close proximity. As such, there are no reports or statistics available which can be used to clarify the potential health implications.

In addition to these objections, CHAIN is concerned by the significant road traffic increase, potential impact on house prices and the lack of progress in the technology used for incinerators.

During questions Mr Cartwright explained the alternatives of Pyrolysis and Gasification but emphasised that if more waste was re-used and recycled there would be less of a need for incinerating.

Mrs Astins read a statement from CPRE commenting on pollutants, visual intrusion and the potential levels of chemical pollutants. CPRE do not believe the incinerator is necessary.

Following questions the Chairman thanked both Mr Molloy and Mr Cartwright for their informative presentations and for taking the time to attend.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Middlewich Application

09/0738W Land off Pochin Way, Middlewich Cheshire

Erection of an Energy from Waste facility with associated buildings, car parking and hard standing areas at land off Pochin Way, Middlewich.

Covanta Energy Ltd

RESOLVED: Members Unanimously Object on the grounds listed below:-

This application contravenes the policies GR1, GR2 (ia and d), GR2 (a,b,c); GR6, GR7, GR18, GR20 and GR21 of the Congleton Borough Local Plan.

Also, policies A1,B, C, E, 2, 3, 4, 5, 12, 24, 27 and 36 of the Cheshire Replacement Waste Local Plan.

In addition, the following policies of the North West Spatial Strategy are not met by these proposals: DP7; RDF1; EM2; EM13; PP10; PS1.

Sandbach Applications

Submitted WE 05.03.10 response to Cheshire East by 26.03.10

10/0314C 90 Congleton Road, Sandbach, Cheshire, CW11 1HQ

Demolition of a previous single storey extension and the construction of a new single storey extension linking the existing dwelling to a proposed annexe. The annexe would be formed by demolishing the existing two storey building and rebuilding to the same profile, but with an extended footprint to the rear garden. The existing dwelling rear elevation will have a new door way within an existing window and an existing window raised.

Mr Tim Woods

RESOLVED: No objection

10/0688C 90 Congleton Road, Sandbach, Cheshire, CW11 1HQ

Demolition of a previous single storey extension and the construction of a new single storey extension linking the existing dwelling to a proposed annexe. The annexe would be formed by demolishing the existing two storey building and rebuilding to the same profile, but with an extended footprint to the rear garden. The existing dwelling rear elevation will have a new door way within an existing window and an existing window raised.

Mr Tim Woods

RESOLVED: No objection

10/0527C 26 Offley Road, Sandbach, Cheshire, CW11 1GY

Construction of balcony out of bedroom overlooking rear garden with side screen to 24 Offley Road.

Mr W Al-Mashta

RESOLVED: No objection subject to inclusion of adequate screening.

10/0598C 28 Rosterne Way, Sandbach, Cheshire, CW11 1WS

New PVC (white) orangery.

Mr Burchnall

RESOLVED: No objection.

10/0664C 6 Holly Heath Close, Sandbach, Cheshire, CW11 4HU
Demolition of existing UPVA conservatory and extension to rear elevation to create enlarged living area. Extension over existing garage to side of the property to create additional bedroom and bathroom facility.
Mr Ian Rogers
RESOLVED: No objection.

Submitted WE 12.03.10 response to Cheshire East by 02.04.10

10/0465C 11 Heath Road, Sandbach, Cheshire, CW11 2JD
New Roof with dormers. Single storey rear extension.
Mr C Burton.
RESOLVED: OBJECT on the grounds that this development would not be in-keeping with the street scene and contravenes policy GR1 and GR2a of the Local Plan.

10/0739C 1 Old Hall Cottages, Brook Court, Sandbach, CW11 1AL
Single storey brick extension comprising ground floor kitchen and entrance hall.
Mr O Smith.
RESOLVED: No objection. However, members once again request that records are amended to correctly show the address of this property as per the application form; the house is not sited on Brook Court.

10/0747C 1 Old Hall Cottages, Brook Court, Sandbach, CW11 1AL
Single storey brick extension comprising ground floor kitchen and entrance hall.
Mr O Smith.
RESOLVED: NO objection

10/0746C 27 Holland Close, Sandbach, CW11 4EH
Erection of two storey side extension to existing dwelling.
Mr Gabrielli.
RESOLVED: No objection

10/0685W Pumping Station, Cookesmere Lane, Sandbach, Cheshire.
Location Change of the Proposed Installation of a Control Kiosk and Pressure Relief Column Required in Association with a Below Ground Pumping Station to be Constructed Under Permitted Development Rights. The Proposal also includes an Altered Permanent Vehicular Grasscrete Access/Layby and Temporary Alterations to the Existing Field Access to Allow Better Access to the Temporary Contractors Compound Area
United Utilities.
RESOLVED: No objection.

Submitted WE 12.03.10 response to Cheshire East by 08.04.10

10/0817C 48 Ruscoe Avenue, Sandbach, Cheshire, CW11 3HG
To demolish rear outbuildings and erect single storey extension.
Mr & Mrs Lovis.
RESOLVED: No objection.

10/0853C Unit 1, Springvale Business Centre, Millbuck Way, Sandbach

To install a spray booth and associated equipment to facilitate the painting of cedar frames for greenhouses. The operations will also require B2 Planning Consent (currently B1). Spray booth to include 720mm duct to exhaust filtered air to outside.

Mr J Tomlin

RESOLVED: No objection.

5. CORRESPONDENCE

5.1 CEC Notification of appeal in respect of application 09/4004C

Resolved: that the notification be received.

5.2 CEC Notification of appeal in respect of application 09/3337C

Resolved: that the notification be received.

6. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is Monday, 12 April 2010, at 7.30pm in the Sandbach Literary Institution, Hightown.

The meeting closed at 8.55 pm.

S B Holland

Ref: PCM100322