

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 14th May 2012, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors A J Wood
C Lowe (Town Mayor)
M Furlong
G Bell
L Chadwick
R Hoffmann
S Furlong (arrived 7.15pm)

Also present were two members of the public.

1. APOLOGIES FOR ABSENCE

Councillor W Scragg
U Griffiths

2. DECLARATIONS OF INTEREST

There were none.

3. PLANNING COMMITTEE CHAIRMAN

Resolved: Cllr Wood was appointed as Chairman of the Committee for the Civic Year 2012/13.

4. PLANNING COMMITTEE VICE-CHAIRMAN

Resolved: that the appointment of a Vice Chairman is deferred to the next meeting of the Planning Committee.

The Chairman adjourned the meeting to allow questions from Members of the Public present.

Mr P Neumann – Chairman, Friends of Abbeyfields.

Mr Neumann advised the Committee that application 12/1463C includes building of 280 dwellings, and is not solely to form an access route, as stated on the CEC paperwork issued to STC.

He stated that nothing in the application has changed since the original refusal and requested Sandbach Town Council Planning Committee continues to object to the proposals.

The meeting was reconvened.

5. OBSERVATIONS ON PLANNING APPLICATIONS

For the benefit of Members of public present, application 12/1463C was considered first.

Submitted WE 04.05.12 response to Cheshire East by 25.05.12

12/1463C Land off Abbey Road and Middlewich Road, Sandbach

Demolition of 170 and 172 Middlewich Road. Formation of new access to serve residential development of upto 280 dwellings, landscaping, open space, highways and associated works.

Fox Strategic Land & Property.

Resolved: Members unanimously and strongly object to this application on the following grounds:-

1. The defined Strategy of the Congleton Borough Local Plan is to minimise the loss of open countryside to new development and maximise the use of urban land, particularly Brown Field site. This application runs completely contrary to that strategy and furthermore takes development outside the settlement zone. This contravenes policy PS3 of the Local Plan.
2. This Council strongly believes that existing permissions, allocated sites, plus the development of existing Brown Field sites, together will meet the requirement for development in the area and also conform with PPS3.
3. The implications for the infrastructure of the area by this, and other pending applications, is alarming. Schools, leisure facilities and other services cannot be protected by the imposition of Planning Conditions. Thus, contravening policy GR19.
4. This Council supports residents' concerns on the impact of Traffic Generation this proposal creates. Contravening policy GR18 of the local plan, the scale of traffic generated by this site will worsen the existing traffic problems along both Middlewich Road and Abbey Road.
5. Through its impact on the landscape, amenity, traffic and infrastructure of the area, policy GR1 (ii, iii, iv, v and vi) of Congleton Borough Council Local Plan is contravened by the proposed development, in an area of Green Field land.
6. The land, certified by Ministry Inspectors as Prime Agricultural land, currently acts as a green barrier between Sandbach and Elworth; the development would not enhance the landscape of the area, contrary to policy GR5.
7. Members believe that the proposed development in the open countryside, on a Green Field, prime agricultural site, contravenes policies PS8 and H6 of the Local plan, having no relevance to any of the exclusion categories or stated purposes for permission, and being outside the settlement zone line

Submitted WE 27.04.12 response to Cheshire East by 23.05.12

12/1440C The Brambles, School Lane, Sandbach, CW11 2LS
Outline permission for single storey detached bungalow.
Mrs C Simms.

Resolved: Object on the grounds that this proposal is an over-intensive, garden grabbing development.

12/1491C 123 Bradwall Road, Sandbach, CW11 1AW

Extension to existing domestic property falling within permitted development allowances.

Mr I Rayner.

Members were advised that this is an application for certificate of lawfulness which does not require consultation comments.

Submitted WE 11.05.12 response to Cheshire East by 29.05.12

12/1573C 36 Adlington Drive, Sandbach, CW11 1DX

Conversion of garage to habitable room and erection of timber shed.

Mr B Petrou.

Resolved: No objection.

12/1588C 19a Park Lane, Sandbach, CW11 1EN

Two storey side extension to rear, two single storey extensions to side, loft conversion with dormer windows to front, rearrangement of two first floor bedrooms and bathroom to allow access to staircase to new loft bedroom and bedroom in extension and entrance to drive widened by 4 metres.

Mr A Darlington

Resolved: No objection.

6. CORRESPONDENCE

ChALC Contribution to lobbying on Planning Appeals

Resolved: that NALC are contacted to establish exactly how STC can respond and support.

6.1 CEC Consultation on Revised Interim Planning Policy for the Release of Housing Land.

Resolved: That the Committee's response be submitted stating that the policy is required but must stand legally and against scrutiny.

The meeting closed 7.50 pm
A J Wood, Chairman

Ref: PCM120514