

<b>SANDBACH TOWN COUNCIL</b>
------------------------------

Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 25<sup>th</sup> June 2012, in the Sandbach Literary Institution, Hightown.

<b>PRESENT</b>	Councillors	A Wood E Alcock S Furlong M Furlong R Hoffmann U Griffiths (arrived 7.05pm)
----------------	-------------	--

---

**1. APOLOGIES FOR ABSENCE**

Councillor	C D Lowe (Town Mayor) W Scragg L Chadwick D Robinson G Bell
------------	---

Also present were 13 Members of the Public and Press.

**2. DECLARATIONS OF INTEREST**

There were none.

All members of the Committee confirmed that Mr S Pugh had posted letters of objection to their home addresses, relating to application 12/1903C.

**3. APPOINT VICE CHAIRMAN**

**Resolved:** That Cllr W Scragg be appointed Vice Chairman for the Civic Year 2012/13.

---

The Chairman of the meeting adjourned the meeting to allow questions from members of the public.

Mr S Holland/Mr S Pugh

Referred to the proposed development on Land North of Congleton Road and expressed residents' concerns relating to the lack of compliance with CEC Planning Policies, the proposed use of a valuable agricultural green field site and, as the site is not mixed use, advised this site brings no employment led growth for the Town. Members were informed that the proposals will negatively impact the popular public countryside footpath routes through the green field space, disrupt and potentially eradicate varied wildlife and significantly increase traffic in an area with existing traffic problems.

The Meeting was reconvened.

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

##### Submitted WE 08.06.12 response to Cheshire East by 05.07.12

12/1903C Land North of Congleton Road, Sandbach, CW11 1DN

Outline application for the erection of up to 195 dwellings, including landscaping, access and associated infrastructure and the demolition of 130 Congleton Road.

Taylor Wimpey/Seddon Homes.

**Resolved: Strongly object on the following grounds:**

- i. Members feel this is a speculative, opportunistic and pre-emptive development; not plan led.
- ii. In accordance with the Planning Inspectorate Report of 2002 relating to development of this land, this Green Field Agricultural land is highly valuable in environmental terms.
- iii. This proposal is not mixed-use and will not bring employment to the area.
- iv. Does not comply with the CEC Interim Policy for the release of housing land.
- v. Will increase traffic and road safety issues in an area with existing problems, close to both a Primary School and Nursery.

12/1927C 28 Park Lane, Sandbach, CW11 1EW

Demolition of car port, building of new extension and car port.

Mr & Mrs B Williams.

**Resolved:** No objection.

##### Submitted WE 15.06.12 response to Cheshire East by 12.07.12

12/1985C Sandbach Railway Station, Station Road, Sandbach, CW11 3JG

Extension and alteration to the layout of the existing passenger car park comprising a total of 143 spaces (including 7 accessible spaces) including boundary treatment, lighting and cctv.

Network Rail Infrastructure Ltd.

**Resolved:** No objection.

12/1998C Land off Hassall Road, Sandbach

Erection of 39no. dwellings and associated works including foul water pumping station.

Stewart Milne Homes/Muller Property Group.

**Resolved: Object** on the grounds that this is not a sustainable site and does not comply with 'Significant Sustainability Criteria'. Members expressed additional concern at the site's narrow access on to a busy Road.

12/2036C 65 Roman Way, Sandbach, CW11 3EW  
Changing of public land adjacent to property into garden area. Fencing off said area to height of no more than one metre.

Mr & Mrs A Kay.

**Resolved:** No objection however, Members ask that, as a matter of great urgency, CEC ascertains ownership of land on the Brookfield estate and, to prevent inappropriate development on these areas of land, establish the relevant policy to be followed in this, and future requests received.

12/2172C Wheelock County Primary School, Crewe Road, CW11 3RT  
1 modular classroom unit with associated store room and wc's and cloaks to provide additional teaching accommodation.

Cheshire East Council

**Resolved:** No objection.

Submitted WE 22.06.12 response to Cheshire East by 11.07.12

12/2088C 7 London Road, Sandbach, CW113BB  
Proposed conversion of vacant outbuilding into a 1 bedroom dwelling house with associated parking.

Mr I Reynolds/Richmond Fellowship

**Resolved:** No objection.

12/2086C Hill House, The Hill, Sandbach, CW11 1FD  
Widening of existing vehicular entrance.

Mr J West/Leonard Cheshire Disability

**Resolved:** No objection.

12/2070C Sandpiper, 62 The Hill, Sandbach, CW11 1HT  
New timber external fire escape stairs.

Frederic Robinson Ltd.

**Resolved:** No objection.

## 5. COMMITTEE TERMS OF REFERENCE

Members reviewed the final draft of the updated Terms of Reference for the Planning Committee.

**Resolved:** That the Planning Committee Terms of Reference are recommended for approval to Council.

**6. CORRESPONDENCE**

**6.1 Environment Agency Environmental Permit Issue**

**Resolved:** that the letter be received.

**6.2 CEC Southern Planning Committee Notification**

**Resolved:** That the notice be received.

**7. DATE/TIME AND PLACE OF NEXT MEETING**

The date of the next meeting is Monday, 16<sup>th</sup> July 2012, at 7.00pm in the Sandbach Literary Institution, Hightown.

The meeting closed 8.45pm  
A J Wood, Chairman

Ref: PCM120625