

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 6<sup>th</sup> August 2012, in the Sandbach Literary Institution, Hightown.

<b>PRESENT</b>	Councillors	A Wood W Scragg L Chadwick E Alcock S Furlong M Furlong D Robinson R Hoffmann G Bell
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**1. APOLOGIES FOR ABSENCE**

Councillor	C D Lowe (Town Mayor) U Griffiths
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Also present were 21 members of the public and press.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest however all Members advised they received email correspondence from the Stop Dingle Farm Development Group.

The meeting was adjourned to allow questions from Members of the public present.

Mr Hanlon - Stop Dingle Farm Development Group

Informed Members that the group believes the proposed development at Dingle Farm is inappropriate and unacceptable, with demolition of the Grade II listed building gable end being simply to aid access to the site.

Mr Hanlon advised of errors and omissions in Ecological and Traffic reports submitted with the application. Residents are concerned by the traffic and access implications.

Mr Brough – Elworth Hall Farm Action Group

Clarified objections of local residents in relation to application 12/2426C; in particular, the loss of open space, impact on wildlife, access and traffic implications and use of contaminated land.

Members were advised that, due to their elevated position, the proposed new homes will overlook existing bungalows and houses and that the additional housing will overburden the drainage systems and result in more homes on the estate being added to the Flood Risk register.

The meeting was reconvened.

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### 3. OBSERVATIONS ON PLANNING APPLICATIONS

For the benefit of members of the public present, applications 12/2552C, 12/2551C and 12/2426C were considered first.

12/2552C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Alterations to an existing Grade II listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 12 dwellings together with associated garaging, car parking and landscaping works.

The beneficiaries of the Estate of Mr J M Goodwin Deceased.

Members were advised that CEC had failed to supply copies of the application's accompanying Transport, Heritage and Ecological documents. Great concern was expressed at this lack of information.

**Resolved: OBJECT** on the following grounds:

- i. Sections of the Grade II Listed Building should not be demolished.
- ii. Site access is inadequate for contractor vehicles and residents.
- iii. The number and height of the proposed housing is unacceptable.

12/2551C Dingle Farm, Dingle Lane, Sandbach, CW11 1FY

Alterations to an existing Grade II listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 12 dwellings together with associated garaging, car parking and landscaping works.

The beneficiaries of the Estate of Mr JM Goodwin Deceased.

**Resolved: OBJECT** on the following grounds:

- i. Sections of the Grade II Listed Building should not be demolished.
- ii. Site access is inadequate for contractor vehicles and residents.
- iii. The number and height of the proposed housing is unacceptable.

12/2426C Elworth Hall Farm, Dean Close, Sandbach, CW11 1YG

Erection of 96 dwellings together with associated works including the creation of approximately 10 hectares of open space and recreation land (phase 2), and the amendment of plots 16 and 17 previously approved under reference 10/2006C (Phase 1).

Rowland Homes Ltd.

**Resolved: OBJECT** on the following grounds:

- i. Development on the site will increase existing Floodrisk
- ii. Unspecified extent of the land contamination.

- iii. Proposals will generate significantly increased traffic in an area with existing congestion issues.
- iv. Wrenmere Close is unsuitable as access for further development.
- v. This is a speculative development on Greenfield site.

Submitted WE 20.07.12 response to Cheshire East by 09.08.12

12/2268C Arclid Quarry, Congleton Road, Sandbach, CW11 4SN

Advertisement consent for an external hoarding situated at the Quarry access road, close to the A534.

Archibald Bathgate Group.

**Resolved:** No objection.

Submitted WE 27.07.12 response to Cheshire East by 13.08.12

12/2007C 7 Somerford Close, Sandbach, CW11 1YL

Car port to side of garage and drive.

Mrs N Jones.

**Resolved:** No objection.

12/2687C 2 Chapelmere Close, Sandbach, CW11 1TB

Change of use of additional land purchased, adjacent to existing property. The land was previously 'amenity open use' land and having purchased this from the owner I now wish to encompass this within my new external boundary as part of my garden – part area to be grassed and part to widen my existing driveway.

Ms L Beck.

**Resolved:** Members **OBJECT** to change of use from open space due to proposals reducing the visual amenity of the estate.

Submitted WE 03.08.12 response to Cheshire East by 08.08.12

12/2244C Wilkinson House, London Road, Sandbach, CW11 3BF

Renovation of 3 existing buildings – Wilkinson House, Lodge House and The Barn. Change of use from C2 to D1 Including the addition of one new window to the rear of Wilkinson House, the removal of two chimneys to Wilkinson House and one new roller shutter door to The Barn. Proposed new muga pitch to the North East of Wilkinson House and a new gate and fencing to the front of the property along London Road.

Cheshire East Council.

**Resolved: Object** due to inadequate consultation with local residents regarding the significant Change of Use. Consultation is required to establish the impact on local residents and amenity.

- 12/2703C 62 Palmer Road, Sandbach, CW11 4EZ  
Proposal for a first floor extension on top of an existing garage.  
Mr & Mrs C Payne.  
**Resolved:** No objection.
- 12/2841C 3 The Commons, Sandbach, CW11 1EG  
Alterations to existing entrance doors (double) and replace with single and side panel.  
The Co-operative Pharmacy.  
**Resolved:** No objection.
- 12/2814C 4 – 6 well Bank, Sandbach, CW11 4EL  
Erection of single storey kitchen to east elevation of dwelling.  
Mrs P Howard.  
**Resolved:** No objection.

**4. CORRESPONDENCE**

**4.1 CEC Notification of Public Path Diversion Order Footpath No.14 (Part)**

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

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

The date of the next meeting is Tuesday, 28 August 2012, at 7.00pm in the Sandbach Literary Institution, Hightown.

The meeting closed 8.35pm  
A J Wood, Chairman

Ref: PCM120806