

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

Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 17<sup>th</sup> September 2012, in the Sandbach Literary Institution, Hightown.

**PRESENT**      Councillors      A Wood  
   W Scragg  
   L Chadwick  
   E Alcock  
   S Furlong  
   U Griffiths  
   R Hoffmann

Also present were 13 members of the public and Town Centre Manager, Amanda Wagg.

**1. APOLOGIES FOR ABSENCE**

Councillor	C D Lowe (Town Mayor)
	D Robinson
	M Furlong
	G Bell

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

Mr Allan

On behalf of the Stop Old Mill Quarter Campaign, Mr Allan highlighted observations and objections of the group in relation to outline application 12/3329C. These included position of proposed access adding to existing traffic problems in the area, impact on local businesses and the environment. Reference was also made to the type of jobs being created by the proposed multi-use site; Mr Allen stated that these were not 'proper' jobs.

Ms Kelly

On behalf of Sandbach Traders and Retailers, Ms Kelly confirmed the group's objections, including negative effect on the character of the town and existing traders, noise and environmental impact during construction, traffic implications and safety of pedestrians and children.

Mr Bunte

Detailed his concerns relating to the proposed cycle ways and the lack of sufficient street lighting along these routes.

The proposed position for toucan crossing will increase the journey length and time for both pedestrians and cyclists.

Mr Davey

Expressed disappointment at the anecdotal comments, issued without fact. Traffic assessments demonstrate 5 year improvements in the area and will not result in additional congestion.

Sandbach currently loses £83 million of trade through residents travelling outside the Town to shop.

Results of the traffic and environmental surveys were detailed and variety of jobs clarified. Mr Davey confirmed these were real jobs for real people and refuted Mr Allan's claim that they were not 'proper' jobs.

The meeting was re-convened.

---

### 3. OBSERVATIONS ON PLANNING APPLICATIONS

For the benefit of Members of the Public present application 12/3329C was considered first.

12/3329C Land South of Old Mill Road, Sandbach.

Mixed use retail, employment and leisure development.

Muller Property Group.

**Resolved:** that this application be deferred to the meeting of the Planning Committee 8<sup>th</sup> October 2012.

Submitted WE 31.08.12 response to Cheshire East by 12.09.12

12/3132C 28 Barlow Way, Sandbach, CW11 1PB

Single storey rear extension.

Mr M Olpin.

**Resolved:** No objection.

Submitted WE 07.09.12 response to Cheshire East by 19.09.12

12/3170C 223 Crewe Road, Sandbach, CW11 4PZ

Demolition of the existing rear extension. Erection of a two storey and single rear extension, and second storey side extension which maintains access to the existing garage.

Mr G Owen.

**Resolved:** No objection.

12/3288C 5 Bowles Close, Sandbach, CW11 1YH

Single storey rear extension.

Mr & Mrs Howarth.

**Resolved:** No objection.

- 12/2828C 22 Front Street, Sandbach, CW11 1EU  
Listed building consent for installation of a Sky satellite dish.  
Michael Lewis.  
**Resolved:** No objection.
- 12/3293C 7 London Road, Sandbach, CW11 3BB  
Conversion of existing outbuilding to provide ancillary 1 bedroom accommodation.  
Mr I Reynolds.  
**Resolved:** No objection.
- 12/3312C 33 Elanor Road, Sandbach, CW11 3FZ  
Proposed ground floor extension on rear of dwelling.  
Mr S Channing.  
**Resolved:** No objection.
- Submitted WE 14.09.12 response to Cheshire East by 03.10.12
- 12/3305C Land to the rear of 113 Belmont Avenue, Sandbach  
Two semi-detached houses.  
RM Estates Ltd.  
**Resolved:** Members object on the grounds that this is over-intensive, garden grabbing, development of the site which will prohibit development and improvement of the public playing fields.
- 12/3359C Sandbach Market, The Common, Sandbach, CW11 1AX  
Lawful development certificate for existing use or operation or activity for market stalls in the area around the market hall and the Little Common.  
Cheshire East Council.  
**Resolved:** the request is received and no comment submitted to CEC.
- 12/3269C Saxon Cross Service Station, Old Mill Road, Sandbach, CW11 4SP  
Install new external roller shutters to the shop front and rear exit door. 4 new steel security bollards to be positioned at the front of the store to match the existing bollards.  
Mr D Haynes  
**Resolved:** No objection.
- 12/3451C 5 Proctors Lane, Sandbach, CW11 3NA  
Demolition of bungalow, garage and sheds and construction of new dormer bungalow and garage.  
Mr & Mrs Henshall.  
**Resolved:** No objection.
- 12/3399C 15 Marsh Green Road, Sandbach, CW11 3BH  
Two storey side extension and alterations.  
Mr & Mrs Estcourt  
**Resolved:** No objection.
- 12/3463C Land adjacent 2 Weaver Close, Sandbach, CW11 1EZ  
Change of use from Residential Zoned Land to Domestic.  
Mr & Mrs Austin.

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

12/3436C Iron Grey, Middlewich Road, Sandbach, CW11 1HU

Proposed conversion/change of use of gaming facility/internet café to form three residential flats.

Mr A Littlemore.

**Resolved:** No objection.

#### 4. CORRESPONDENCE

##### 4.1 Cheshire East Council

Letter dated 10 September 2012 advising of Southern Planning Agenda's inclusion of application 12/2511C.

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

##### 4.2 Cheshire East Council

Letter dated 11 September 2012 relating to Discharge of Condition 21 on Application 11/3414C.

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

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

The date of the next meeting is Monday, 8<sup>th</sup> October 2012, at 7.00pm in the Sandbach Literary Institution, Hightown.

The meeting closed 8.50pm  
A J Wood, Chairman

Ref: PCM120917