

<b>SANDBACH TOWN COUNCIL</b>
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Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 8<sup>th</sup> October 2012, in the Sandbach Literary Institution, Hightown.

<b>PRESENT</b>	Councillors	A Wood C Lowe (Town Mayor) W Scragg L Chadwick E Alcock S Furlong U Griffiths R Hoffmann M Furlong G Bell
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Also present were Cllrs M Benson, V Thompson, D Drew-Smith, B Moran and 7 Members of the public.

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**1. APOLOGIES FOR ABSENCE**

Councillor	D Robinson
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**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

Mrs Williams

Read a statement on behalf of Sandbach Traders and Retailers (STAR) highlighting traders opposition to application 12/3329C due to the negative impact on local businesses and additional strain on infrastructure.

Mr Allan

Representing Stop Old Mill Quarter, Mr Allan advised of local opposition to application 12/3329C. He urged Members to consider the application seriously as the development would irreversibly change the character of the Town

Mr Shaw

Referring to application 12/3329C Mr Shaw queried the need for duplicating what Sandbach already offers; he supports a hotel and petrol station being built in Sandbach but feels there is no requirement for a new shops and supermarkets selling items already available in the Town.

The meeting was re-convened.

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### 3. OBSERVATIONS ON PLANNING APPLICATIONS

#### Application Deferred from the meeting 17/9/12

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

Mixed use retail, employment and leisure development.

Muller Property Group.

**Object** on the following grounds:-

- i. As an 'out of town' development the proposals are not in accordance with S4, paragraph 23 of the NPPF, supporting vitality of Town Centre. This development will negatively impact viability of the Town Centre
- ii. Proposals will significantly increase traffic in an area with existing difficulties. Members believe proposed access and road improvements to be inadequate and unsafe, therefore contravening S4, paragraph 32 of the NPPF.
- iii. Contrary to NPPF S4, paragraph 35, the development will not create safe and secure layout for cyclists and pedestrians.
- iv. Public Footpaths FP17, FP18, FP19, FP38, FP50 and FP20 may be affected through construction works and development of this site.
- v. It is felt that development of this Green Field site does not support preservation of the setting and special character of this historic market town of Sandbach, contravening S9 of the NPPF.

Should Cheshire East Council be minded to approve this outline application, then Sandbach Town Council would seek to actively engage with the developer/s to ensure that an acceptable detailed plan is submitted, which compliments the existing infrastructure and town centre offering.

#### Submitted WE 21.09.12 response to Cheshire East by 09.10.12

12/3545C Town Mill, High Street, Sandbach, CW11 1AH

Proposed installation of new 0.3m transmission dish to be fixed to existing support pole.

Everything Everywhere Ltd.

**Resolved:** No objection.

12/3494C Aldi Store, Middlewich Road, Sandbach, CW11 1DH

Proposed extension and reconfiguration of existing car park.

Aldi UK Ltd.

**Resolved:** No objection.

#### Submitted WE 28.09.12 response to Cheshire East by 17.10.12

12/3679C 2 Old Hall Gardens, High Street, Sandbach, CW11 1JB  
Insertion of rear/side external door and frame opening into kitchen.  
Mr R Talbot  
**Resolved:** No objection.

12/3555C 19a Park Lane, Sandbach, CW11 1EN  
Two storey extension to rear and side, loft conversion with velux lights to front, re-arrangement of first floor bedrooms and bathroom. Entrance to drive widened to 4 metres (Resubmission).  
Mr A Darlington.  
**Resolved:** No objection.

12/3587C 32 Hawthorne Drive, Sandbach, CW11 4JH  
First floor and two storey rear extension.  
Mr C Houghton.  
**Resolved:** No objection.

Submitted WE 05.10.12 response to Cheshire East by 24.10.12

12/3774C Land to the rear of 5 Weaver Close, Sandbach, CW11 1EZ  
Change of use from amenity space to residential garden.  
Mr R Edge.  
**Resolved: Object** on the grounds of detrimental impact on the street scene due to the acquisition and development of amenity land.

12/3754C 28 Park Lane, Sandbach, CW11 1EW  
Demolition of carport and building of new car port. Amendment to 12/1927C.  
Mr & Mrs B Williams.  
**Resolved:** No objection.

**4. CORRESPONDENCE**

**4.1 Email from Mr & Mrs Naylor relating to development proposals at Old Mill Quarter**

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

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

The date of the next meeting is Monday, 29<sup>th</sup> October 2012, at 7.00pm in the Sandbach Literary Institution, Hightown.

The meeting closed 8.00pm  
A J Wood, Chairman

Ref: PCM121008