



Mr D Lloyd-Griffiths

Confirmed residents overwhelming objection to application 12/4874C (Land off Hawthorn Drive). Principal objections being:

- Land is not allocated and seeks to predetermine the Planning process.
- The area will become commuter based with residents, travelling to work outside the town.
- Design & form is out of scale and not in-keeping with existing area.

The meeting was reconvened.

**3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 7 JANUARY 2013.**

**RESOLVED:** That the minutes be approved as a true record.

**4. OBSERVATIONS ON PLANNING APPLICATIONS**

For the benefit of Members of the Public present applications 13/0012C and 12/4874C were considered before all others.

13/0012C Land North of Congleton Road, Sandbach, CW11 1DN

The erection of up to 160 dwellings, including landscaping, access and associated infrastructure and the demolition of #130 Congleton Road.

Taylor Wimpey UK Ltd and Seddon Homes Ltd

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

- i. 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.

12/4874C Land off Hawthorn Drive, Sandbach

Outline application for residential development, comprising 50 homes, including 15 affordable homes to include an area of public open space and a children's play area.

Persimmon Homes North West

**RESOLVED:** Members unanimously objected to the proposed development based on the following:

- i. The application anticipates the local plan and does not address the Heath Road access issues.
- ii. Proposals overburden existing infrastructure.
- iii. The development is not sustainable.

Submitted WE 04.01.13 response to Cheshire East by 23.01.13

None received.

Submitted WE 11.01.13 response to Cheshire East by 30.01.13

13/0076C 55 Hassall Road, Sandbach, CW11 4HN

Two storey side extension.

Mr G Woolley.

**RESOLVED:** No objection.

13/0057C 1 Old Applecroft, Sandbach, Cheshire, CW11 3NR

First floor front facing extension and roof window and rear facing dormer roof.

Mr W Newton

**RESOLVED:** No objection.

13/0040C 24 Masefield Way, Sandbach, CW11 3ZJ

New white PVC conservatory to rear of property.

Mr Beech.

**RESOLVED:** No objection.

13/0118C George Hotel, High Street, Sandbach, Cw11 1AL

Listed building consent for internal alterations to existing layout and refurbishment. New kitchen extract to side elevation and condenser units to the rear elevation. There is a new timber extension with metal framed glazed windows to the rear of the building along with new boundary wall.

JD Weatherspoons

**RESOLVED:** No objection to the proposals however, Members questioned the use of metal framed windows in the extension to the rear of the building.

13/0115C George Hotel, High Street, Sandbach, CW11 1AL

Internal alterations to existing layout and refurbishment. New kitchen extract to side elevation and condenser units to the rear elevation. There is a new timber extension with metal framed glazed windows to the rear of the building along with new boundary wall.

JD Weatherspoons

**RESOLVED:** No objection to the proposals however, Members questioned the use of metal framed windows in the extension to the rear of the building.

13/0011C 3 Hopol Drive, Sandbach, CW11 4QN

Retrospective application for the erection of a rear conservatory and a timber shed to the side of the property.

Mr R Taylor.

**RESOLVED:** No objection.

12/4756C 522 Crewe Road, Sandbach, CW11 3RY

Outline application to demolish existing 2 bedroom bungalow and replace it with a 4 bedroom detached house. Also, vehicle access to Crewe Road.

Mr J G Gibson

**RESOLVED:** No objection.

13/0078C 5 Stringer Avenue, Sandbach, CW11 4HH

New attached dwelling.

Mr M Benbow.

**RESOLVED:** Object due to proposals being over-intensive for the site and intrusive on neighbouring properties.

13/0104T 12 Holly Heath Close, Sandbach, CW11 4HU

Works to TPO Trees

Mrs L Higgins

**RESOLVED:** No objection, subject to approval of the CEC Landscape Officers.

Submitted WE 18.01.13 response to Cheshire East by 30.01.13

12/2206C Bradwall Court, Bradwall Road, Sandbach, CW11 1GE

Advertisement Consent for a Directory Sign Board.

Mr N Pipon – Rory Mack Associates

**RESOLVED:** No objection.

Submitted WE 25.01.13 response to Cheshire East by 13.02.13

13/0282C Waitrose, Brookhouse Road, Sandbach, CW11 4BD

Installation of horticulture units and stainless steel trolley hoops.

Mr J Charlesworth, Waitrose.

**RESOLVED:** No objection.

13/0274C Land to the rear of 113 Belmont Avenue, Sandbach

Two semi-detached houses. Resubmission planning 12/3305C.

Mr R Maher, RM Estates Ltd.

**RESOLVED:** Object. Members feel this development is garden-grabbing and over-intensive for the site.

13/0231C 94 Park Lane, Sandbach, CW11 1EP

Extension to existing conservatory.

Mr D Hursthouse.

**RESOLVED:** No objection.

13/0224C 27 Smithfield Lane, Sandbach, CW11 4JA

Erection of 1 no. 4 bedroom detached dormer bungalow with car parking in curtilage of existing detached family garden.

Mr N Poulton.

**RESOLVED:** Object based on the following:

- The development would intrinsically change the area
- Over-intensive for site
- Intrusive on neighbouring properties
- Additional traffic to and from the proposed property, via the shared drive, will exit directly onto the narrow lane.

## 5. CORRESPONDENCE

### 5.1 Cheshire East Council

Letter dated 9 January 2013 referring to an appeal to the Secretary of State in respect of application 12/3774C (5 Weaver Close).

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

### 5.2 Mr M Bunte

Email dated 12 January 2013 relating to cycling and walking proposals at Congleton Road (application 13/0012C).

**RESOLVED:** That Mr Bunte be thanked for his correspondence and the Senior Admin Officer contact CEC requesting Mr Bunte's proposals be considered, should the application be approved.

### 5.3 Mr M Bunte

Email dated 13 January 2013 relating to application 12/4874C and proposed cycle and pedestrian tracks.

**RESOLVED:** That Mr Bunte be thanked for his correspondence and the Senior Admin Officer contact CEC requesting Mr Bunte's proposals be considered, should the application be approved.

### 5.4 Cheshire East Council

Email dated 23<sup>rd</sup> January 2013 relating to street naming

**RESOLVED:** that in reply, CEC are advised that Garner Engines were a Manchester based company and have no specific relevance to the locality. Members propose 'Tall Chimneys Drive' be more appropriate for the new street name.

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

The date of the next meeting is Monday, 18<sup>th</sup> February 2013 at 7.00pm in the Sandbach Literary Institution, Hightown.

The meeting closed 9.10pm  
A J Wood, Chairman

Ref: PCM130128