

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 24th June 2013, in the Sandbach Literary Institution, Hightown.

PRESENT	Councillors	A Wood W Scragg M Benson (Town Mayor) R Hoffmann L Chadwick M Furlong E Alcock U Griffiths D Robinson G Robinson
----------------	-------------	---

Also present were 3 members of the public and the STC Admin Assistant.

1. APOLOGIES FOR ABSENCE

Councillors:	C D Lowe S Furlong
--------------	-----------------------

2. DECLARATIONS OF INTEREST

There were none.

The Chairman adjourned the meeting to allow questions from members of the public, there being no questions the meeting was immediately reconvened.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3RD JUNE 2013.

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 07.06.13 response to Cheshire East by 25.06.13

13/2205C Moss Bridge Cottage, Moss Lane, Sandbach, CW11 3PW

Construction of two new detached houses – variation of condition 2 of application no: 10/2394C.

Mr Arthur Chalmers

RESOLVED: No objection to the application however, members queried whether this Moston site is within the Sandbach boundary.

13/2190C Land Adj Holly House School Lane & 2 Crabmill Drive, Sandbach, CW11 3HX

Two new dwellings.

Mr Alistair Melton

RESOLVED: No objection.

13/2243C 52 Deans Lane, Sandbach, CW11 3HF

Single storey rear extension.

Ms Pennings

RESOLVED: No objection.

13/2175C 98 Forge Fields, Sandbach, CW11 3RD

First floor extension to provide one new bedroom and enlarge existing rear bedroom.

Mrs Claire Dalton

RESOLVED: No objection.

13/2313C 19-21 High Street, Sandbach, CW11 1AJ

1 no. fascia sign and 1 no. projecting sign.

RESOLVED: No objection.

Submitted WE 14.06.13 response to Cheshire East by 04.07.13

13/2186C Millpool Way/Newall Avenue, Sandbach, CW11 4BU

Residential development of 39 No, 2 and 2.5 storey, 1, 2 & 3 bedroom detached & mews style properties and associated works.

Mr Stephen Miller – Morris Homes Ltd

RESOLVED: No objection. Members welcome the development but ask that the developer considers contributing towards access for green areas in the locality.

13/2350C Aldi, Middlewich Road, Sandbach, CW11 1DH

1 fascia logo on elevation of proposed extension.

Mr George Brown – Aldi Stores Ltd

RESOLVED: No objection.

13/2383C Three Ways Farm, Bradwall Road, Sandbach, CW11 1GP

Proposed change of use from roadside grass verge to private garden.

Mr Ian Hellens

RESOLVED: Object on the grounds that the area is public open space and should remain as such; it is the role of Cheshire East Council to appropriately maintain these verges.

13/2076W Old Hall Brick House 2, Congleton Road, Sandbach, CW11 4SR

Change of use of land adjacent to existing workshops and stores for construction on impermeable concrete base for an asbestos waste transfer station.

Mr Charles Roberts

RESOLVED: Object on the grounds of increased heavy vehicle traffic at an already busy junction. Concerns over possible environmental impact, dealing with hazardous substance.

13/2409C Old Coach House, Abbeyfields, Park Lane, Sandbach, CW11 1EP
Alterations and conversion of 1 no. barn to form residential accommodation (planning permission).

Mr Roland and Mr Michael Finlow

RESOLVED: No objection.

13/2412C Old Coach House, Abbeyfields, Park Lane, Sandbach, CW11 1EP
Alterations and conversion of 1 no. barn to form residential accommodation (listed building consent for alterations).

Mr Roland and Mr Michael Finlow

RESOLVED: No objection.

13/2389C Land South of Old Mill Road, Sandbach,
Outline Planning Application for up to 250 residential dwellings, open space and new access off the A534/A533 roundabout at Land South of Old Mill Road.

Muller Property Group

RESOLVED: Members **Object** to the application as the site is Greenfield and not included within the emerging Local Plan. STC's desired housing requirement for the town is allocated within the plan and, as such, this application goes against the stated housing number and the stated Policy of STC. In addition, the site will increase traffic congestion in an area with existing traffic issues.

Submitted WE 21.6.13 response to Cheshire East by 10.07.13

13/2380C 14 Bath Street, Sandbach, CW11 1EX
Demolition of garage and erection of new garage with accommodation above under hip roof.

Mr M Hughes.

RESOLVED: No objection. Members were concerned that this application was sent to Nantwich Town Council and later received at Sandbach Town Council.

5. CORRESPONDENCE

5.1 Cheshire East Council

CEC email dated 6th June 2013 referencing new street names.

Resolved: This item will be deferred to the next meeting to allow members to submit suitable street names to the Chairman.

5.2 Cheshire East Council

CEC Letter dated 13th June 2013 re. application 13/0904C appeal.

Resolved: That the letter be received.

The meeting closed 8.55pm
A J Wood, Chairman

Ref: PCM130624