

**SANDBACH TOWN COUNCIL**

Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday, 16<sup>th</sup> September 2013 in the Sandbach Literary Institution, Hightown.

**PRESENT**      Councillors      W Scragg (Vice Chairman, in the Chair)  
   M Benson (Town Mayor)  
   G Robinson  
   R Hoffmann  
   L Chadwick

Also present were 3 members of the public.

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**1. APOLOGIES FOR ABSENCE**

Councillors:                    A Wood  
   S Furlong  
   U Griffiths  
   D Robinson  
   C Lowe  
   M Furlong

Absent without apology

Councillors:                  E Alcock

**2. DECLARATIONS OF INTEREST**

There were none.

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

Mr A Hudson

Representing several residents living in the vicinity of Sandbach High School, Mr Hudson highlighted their concern in relation to a proposed biomass boiler installation (application 13/3444C); in particular, air pollution, proximity to neighbouring property, delivery of fuel and impact on the character of the residential area.

The Chairman reconvened the meeting.

**3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 27<sup>TH</sup> AUGUST 2013.**

**Resolved:** that the minutes be approved as an accurate record.

#### 4. OBSERVATIONS ON PLANNING APPLICATIONS

##### Deferred from meeting held 27.08.13

13/3444C Sandbach High School, Middlewich Road, Sandbach, CW11 3NT

The installation of biomass boiler with ancillary plant including flue and the construction of the plan enclosure.

Mr J Bailey

**Resolved:** Members were greatly concerned by potential air pollution from the proposed biomass boiler in a residential area and therefore **object** to the application on the grounds that it contravenes Local Plan policies GR7 and GR8.

##### Submitted WE 30.08.13 response to Cheshire East by 17.09.13

13/2999C Moston House, Moston Road, Sandbach, CW11 3GL

Two storey side extension to create new shop with flats above.

Mr T Browne

**Resolved:** No objection

13/3574C Old Willow Barns, 3 Congleton Road, Sandbach, CW11 4<sup>TH</sup>

4 no. new dormer windows to replace 4 no. existing rooflights on existing barn conversion.

Mr M Muldoon

**Resolved:** No objection

13/3548C Old Willow Barns, 3 Congleton Road, Sandbach, CW11 4<sup>TH</sup>

4 no. new dormer windows to replace 4 no. existing rooflights on existing barn conversion.

Mr M Muldoon

**Resolved:** No objection

13/3530C Old Hall Brick House, Congleton Road, Sandbach, CW11 4SR

Proposed 8 no. new dormer windows to existing office building to replace existing rooflights at first floor level and 1 no. new opening with french doors formed at ground level.

Mr M Muldoon

**Resolved:** No objection

13/3571C 6 Betchton Close, Sandbach, CW11 1YZ

Construction of single storey extension and front porch and conversion of garage.

Mr & Mrs Dunn

**Resolved:** No objection

13/3692C 61 Vicarage Lane, Sandbach, CW11 3BU

Two storey extension to side elevation

Mr S Walch

**Resolved:** No objection

##### Submitted WE 06.09.13 response to Cheshire East by 18.09.13

13/3555N 1 Sandy Lane, Sandbach, CW11 3NL

2 no. internally illuminated fascia signs, 1 no. internally illuminated hanging sign, 1 no. non-illuminated hoarding sign, 1 no. internally illuminated sign, 1 no. externally illuminated sign and 1 no. internally illuminated totem pole sign.

Bargain Booze

**Resolved:** No objection however, members felt the number of illuminated signs was disproportionate to the size of the building.

Submitted WE 13.09.13 response to Cheshire East by 18.09.13

13/3727C 14 Smithfield Lane, Sandbach, CW11 4JA

3 bungalows in garden area.

Mr Smithfield

**Resolved:** Object on the grounds that this 'garden grabbing' development is over-intensive for the site area, thus contravening Local Plan policy GR2.

13/3556C 1 Sandy Lane, Sandbach, CW11 3NL

Adding 3 sections of cedar cladding to the building.

Bargain Booze

**Resolved:** No objection.

## 2. CORRESPONDENCE

### 2.1 Cheshire East Council

Letters dated 10<sup>th</sup> September relating to Southern Planning agenda items.

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

The meeting closed 8.05pm  
W.W. Scragg, Vice Chairman

Ref: PCM130916

KP.