

SANDBACH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee held at 7.00pm on Monday 28 October 2013, in the Sandbach Literary Institution, Hightown.

PRESENT Councillors A Wood
 W Scragg
 M Benson (Town Mayor)
 E Alcock
 C Lowe
 D Robinson
 L Chadwick
 R Hoffmann
 G Robinson

Also present were 2 CEC Officers and 2 Members of the Ramblers Association to speak to item 4.

1. APOLOGIES FOR ABSENCE

Councillors: M Furlong
 S Furlong

Absent without apology

Councillors: U Griffiths

2. DECLARATIONS OF INTEREST

There were none.

The Chairman did not adjourn the meeting but permitted members of the public present to speak to agenda item 4 prior to Members discussion of the item.

3. TO APPROVE MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON MONDAY 16TH SEPTEMBER AND MONDAY 7TH OCTOBER 2013.

Resolved: that the minutes be approved as true records of the meetings held 16th September and 7th October 2013.

4. PROPOSED EXTINGUISHMENT OF PART OF PUBLIC FOOTPATH NO. 29

Representatives of CEC and the Ramblers Association were invited to present Members with their respective Parties views on the proposal.

CEC advised that the existing path has not been used for at least 14 years, without representation relating to its use, and clarified the requirement for

extinguishment; detailing the proposed alternative route which they confirmed was a well surfaced, wider and better-lit path. An additional diversion had been suggested earlier in the year however, objection was received from Ramblers Association and two residents.

The Ramblers Association informed the committee that they *had* contacted CEC to request line points A to B be reinforced and, had the path been available, they would have used it. However, the area is overgrown and therefore inaccessible.

Committee Members expressed concern at potential for anti-social behaviour in available areas of Footpath No 29 and felt the lack of lighting, sharp bend and restricted width of the pathway were not preferable to the proposed alternative route.

Resolved: Members support the proposed extinguishment of part of Public Footpath No. 29.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 11.10.13 response to Cheshire East by 07.11.13

13/4159C 92 Heath Road, Sandbach, CW11 2JY

Listed building consent for construction of a new garage block with first floor office space. Construction of a new sunroom extension to the side of the property. Demolition of one existing outbuilding. Construction of a new extension at the rear of the property to link with existing retained outbuildings. Upgrading and refurbishment of existing outbuilding.

Northwest Design Associates Ltd

Resolved: No objection.

13/4070C 92 Heath Road, Sandbach, CW11 2JY

Construction of a new garage block with first floor office space. Construction of a new sunroom extension to the side of the property. Demolition of one existing outbuilding. Construction of a new extension at the rear of the property to link with existing retained outbuildings. Upgrading and refurbishment of existing outbuilding.

Northwest Design Associates Ltd

Resolved: No objection.

13/4181C 52 Congleton Road, Sandbach, CW11 1HG

Retrospective planning application for ground floor extension on rear of end terrace house.

Mrs B Beech

Resolved: No objection.

13/4209C 21 Cookesmere Lane, Sandbach, CW11 1BQ

Loft conversion with front and back dormer roofs.

Mr R Pugh

Resolved: No objection.

13/4206C 4 Bowles Close, Sandbach, CW11 1YH

Proposed lounge and bedroom extension with internal alterations.

Mrs J Osborne

Resolved: No objection.

13/4244C 98 Bradwall Road, Sandbach, CW11 1GN

Proposed revised scheme to the previously submitted and approved application 12/4598C – side extension to existing dwelling to add garage, utility room, two bedrooms and ensuite. Removal of conservatory for replacement single storey extension to rear to create a family room.

Mr & Mrs D Peplow

Resolved: No objection.

Submitted WE 18.10.13 response to Cheshire East by 14.11.13

13/3887C Land to the South of Hind Heath Road, Sandbach.

Outline application for the erection of up to 100 dwellings, public open space, green infrastructure and associated works.

Richborough Estates Partnerships LLP

Resolved: Object on the following grounds:

- i. The application is not in line with the emerging local plan.
- ii. Development would eliminate the green space and greatly reduce the gap between communities, maintenance of which is very important.
- iii. The road junctions in the area are already operating over capacity.
- iv. The proposal will impact on infrastructure and facilities.

13/4232C Wheelock Primary School, Crewe Road, Sandbach, CW11 4PY

Construction of a single storey, 5 classroom extension with associated ancillary areas. Single storey reception entrance extension and single storey hall extension. Construction of 6 new car parking spaces and external hard landscaping works.

Cheshire East Council.

Resolved: No objection however, Members expressed concern that school expansion will have serious road safety implications due to increased traffic.

13/4351C 5 Hovey Close, Sandbach, CW11 4QP

Conversion of the integral garage in to an additional downstairs room. Work to include the removal of the garage door and replacement with a new wall, including window to match existing external window. Plus new internal door from hallway to new proposed room. Permitted development rights have been removed by condition 9. 10/2131C.

Mr K Reed

Resolved: No objection.

13/4070C 43a High Street, Sandbach, CW11 1AL

First floor reconfiguration and proposed use of basement area as a beer cellar, along with black glass to the suggested windows on the side and rear elevations. A new barrel hoist to be positioned at the front of the building. Listed Building consent.

J D Weatherspoon PLC

Resolved: Members queried the suitability of black glass in a building of this age but, subject to the Conservation Officer approval, offer no objection.

Submitted WE 25.10.13 response to Cheshire East by 18.11.13

None received.

6. CORRESPONDENCE

6.1 Cheshire East Council

Notification dated 2 October relating to recently received environmental report for application 13/2389C (Old Mill Road).

Resolved: The original objection of Sandbach Town Council be re-issued to CEC.

6.2 Cheshire East Council

Letter dated 9th October 2013 relating to amended plans for application 12/3948C (Land Bounded by Old Mill Road and M6 Northbound Slip Road, Sandbach)

Resolved: The original objection of Sandbach Town Council be re-issued to CEC.

6.3 Alsager Residents Action Group

Letter dated 22nd October 2013 relating to recent planning appeals.

Resolved: That the letter be received.

The meeting closed 8.31pm
A J Wood, Chairman

Ref: PCM131028

KP