



rendering the lower 1m of the brickwork, to retain the character of the building. Furthermore, the committee requests that the Heritage and Conservation Officer looks into the potential loss of the brick archway which exists to the right-hand side of the main door in the brickwork.

17/5828C H J Oaks Ltd Wheelock Corn Mills, Crewe Road, CW11 3RS

Extension of existing pet superstore including demolition of existing dwelling (7 Game Street).

**Resolved:** No objection.

17/5749C 128 Crewe Road, Sandbach, CW11 4PX

Variation of Conditions 2 and 3 to approved application 17/3474C to change the facing materials and addition of side window.

**Resolved:** No objection providing that the frosted glass detailed in the application is installed, and retained.

17/3915C Land South of Middlewich Road and East of Abbey Road, Sandbach

Approval of reserved matters (appearance, landscaping, layout and scale) following outline approval 12/1463C – Erection of 126 two storey detached, semi-detached and mews dwellings, landscaping, open space, parking and associated works.

**Resolved:** Members **OBJECT** to this application for the following reasons:

- The housing within this phase of development is far too dense.
- There is no green space of any significance.
- There are no bungalows on the development for older residents who wish to downsize.
- There are no front gardens for affordable houses. These houses shouldn't be made to stand out and should be Tenure Blind.
- This development would impose unacceptably on air quality levels. In view of the Air Quality numbers being revisited for the adjacent Middlewich Road, the amount of housing on this site should be substantially reduced.
- Members are in full support of Mr Whitworth's comments on Air Quality which can be found on application 17/3916C but are also applicable to this application.

As a result of the above, this application is in contravention of policies H2, H3, H4 of the Sandbach Neighbourhood Development Plan and policy SD2 of the Cheshire East Local Plan.

17/3916C Land South of Middlewich Road and East of Abbey Road, Sandbach

Erection of 25 two storey detached dwellings, landscaping, open space, parking and associated works.

**Resolved:** Members **OBJECT** to this application due to the following reasons:

- The proposed properties do not reflect the range of requirements of the aging population of Sandbach.
- Members are in full support of Mr Whitworth's comments on Air Quality which have been submitted for this application. This development would impose unacceptably on air quality levels. In view of the Air Quality numbers being revisited for the adjacent

Middlewich Road, the amount of housing on this site should be substantially reduced.

- Members are in full support of Sandbach Footpath Group's comments and agree that there should be a prepared footpath link from this site as outlined in the response by the Sandbach Footpath group on this application.

As a result of the above, this application is in contravention of policies H2, H3, H4 of the Sandbach Neighbourhood Development Plan and policy SD2 of the Cheshire East Local Plan.

17/5971C McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH  
Refurbishment of the restaurant with alterations to elevations to include the construction of extensions totalling 110.6sqm incorporating the reconfiguration of the back of house areas and the formation of a third drive thru booth for Fast Forward ordering. The installation of a new "Folded Roof" concept, comprising of aluminium cladding. The minor reconfiguration of the drive thru lane, kerb lines, car park and patio area with associated works to the site to provide side by side ordering with a new island for signage. The construction of a new remote corral and food store finished with Trespa cladding. The relocation of the Customer Order Display (COD).

**Resolved:** No objection. Members note that the facility is in very close proximity to residential housing, some of which is sheltered housing where the occupiers are unable to escape from the cooking smells from the existing restaurant. Members request that the reconstruction work should include measures to reduce the impact of cooking aromas (stale cooking oil) upon their immediate neighbours.

17/5972C McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH  
Advertisement consent for relocation of existing and installation of new fascia signage.

**Resolved:** No objection.

17/5973C McDonalds Restaurants LTD, Middlewich Road, Sandbach, CW11 1DH  
Advertisement consent for reconfiguration of existing and installation of new signs to accommodate the new drive thru layout. Suite to comprise: 1no. Gateway height restrictor and 6 no. freestanding signs.

**Resolved:** No objection.

17/5521C 31 Patrons Drive, Sandbach, CW11 3AS  
Conservatory to rear of property. Internal bifold doors to be fitted to separate main building to conservatory.

**Resolved:** No objection.

17/5994C Land North of 8, Bowles Close, Sandbach  
Outline application for the erection of one new two storey detached dwelling with a double garage and associated works.

**Resolved:** No objection.

Submitted WE 01.12.17 response to Cheshire East by 21.12.17

17/5999C 79 Union Street, Sandbach, CW11 4BG

Retrospective application for change of use from garage services to hand car wash and valeting facility.

**Resolved:** Members **OBJECT** to this application as it will affect the amenities of a vulnerable section of the population living in close proximity to the proposed facility. The applicant documented the concerns of neighbours but did not address them within the application. The intermittent noise generated by the cleaning and valeting process, as well as the potential parking and traffic issues for existing neighbours which could be caused on this narrow section of Union Street. As a result, this application is in contravention of policies GR6 and GR7 within the retained policies of the Congleton Borough Council Local Plan.

17/6000C 79 Union Street, Sandbach, CW11 4BG

Advertisement consent for 1 fascia sign.

**Resolved:** No objection subject to there being no illumination on the sign.

17/6057C 2 Wrights Lane, Sandbach, CW11 2JX

Single storey rear extension.

**Resolved:** No objection.

17/5881C 566 Crewe Road, Sandbach, CW11 3RY

Proposed detached double garage, single storey front and rear extensions and associated alterations.

**Resolved:** No objection.

17/6127C 10 Milton Way, Sandbach, CW11 3GJ

Build a brick chimney around existing flue.

**Resolved:** No objection. However, members request that the new brickwork is constructed to blend in with the existing polychromatic brickwork to minimize the impact of the new brick chimney.

Submitted WE 08.12.17 response to Cheshire East by 02.01.18

17/5991C 20 Deans Lane, Sandbach, CW11 3HE

Two storey extension to rear of dwelling.

**Resolved:** No objection

17/5490C Yaxhoo, 41 Hawthorne Drive, Sandbach, CW11 4JH

Demolition of existing bungalow and replacement with 2no detached houses.

**Resolved:** Members **OBJECT** to this application due to its height and style not being in keeping with the area, an over intensive use of the plot, and adverse impact on the adjoining properties windows.

As a result of the above, this application is in contravention with policy H2 of the Sandbach Neighbourhood Development Plan and policy GR2 of the retained policies of the Congleton Borough Council Local Plan.

17/5586C 522 Crewe Road, Sandbach, CW11 3RY

3 dormers to front elevations, extend to side and rear, create room space in existing loft and extensions to side and rear (as approved in Application No: 17/3609C) Construction of new driveway.

**Resolved:** No objection to the extension. However, members do have concerns with the proposed access onto Crewe Road given the proximity to the Neighbouring property (a religious community hall), hedges and a telegraph pole all affecting the visibility of the proposed exit from this property.

## 5. CONSULTATIONS

### 5.1 CEC Consultation – Housing Policy

**Resolved:** That Planning Committee Members send their comments on this consultation to the Chairman of the Meeting by 18<sup>th</sup> December 2017. The Chairman will collate these comments into a response to be sent by the 8<sup>th</sup> January 2018 deadline.

## 6. CORRESPONDENCE

None received.

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

The next Planning Committee meeting will take place on Monday, 8 January 2018 at 7pm in the Literary Institution.

Meeting closed 8:50pm  
Cllr R Hovey (Chairman)

MW