

SANDBACH TOWN COUNCIL

Planning Committee

This meeting will be clerked by Mike Wellings. Please ensure that all apologies are made directly to the clerk of the meeting no later than 6pm on the day of the meeting.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

Agenda for the meeting to be held on Monday, 11 December 2017 at 7.00pm in the Sandbach Literary Institute, Sandbach.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

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

After the questions, the Chairman will reconvene the Planning Committee Meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20 NOVEMBER 2017.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 24.11.17 response to Cheshire East by 12.12.17

17/5277C 23-25, Crewe Road, Sandbach, CW11 4NE

Listed Building Consent for application of K-flex render to front and side of building that has multiple brown bricks with Ashlar groove to ensure period nature and character of property are preserved.

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).

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.

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

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.
- 17/6000C 79 Union Street, Sandbach, CW11 4BG
Advertisement consent for 1 fascia sign.
- 17/6057C 2 Wrights Lane, Sandbach, CW11 2JX
Single storey rear extension.
- 17/5881C 566 Crewe Road, Sandbach, CW11 3RY
Proposed detached double garage, single storey front and rear extensions and associated alterations.
- 17/6127C 10 Milton Way, Sandbach, CW11 3GJ
Build a brick chimney around existing flue.

Submitted WE 08.12.17 response to Cheshire East by 29.12.17

At time of posting, further applications were not available.

A supplementary list will be issued on the day of the meeting and an updated agenda posted on to Sandbach Town Council's website.

5. CORRESPONDENCE

None received

6. 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.

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Submitted WE 03.11.17 response to Cheshire East by 21.11.17

17/5257C Doggy Day Care Wheelock, Game Street, Sandbach, CW11 3RR

Variation of condition covering hours of operation on application 17/1219C

Resolved: Members suggest a 12 month trial of any revised opening hours be considered by the Planning Officer; as the business has been in operation for only a short period of time, a trial will allow review of the full impact of additional hours on neighbouring properties and residents.

Members query whether additional lighting is to be installed for extended hours as this is unclear from the application.

17/5583C Oaklands, 26 Offley Road, Sandbach, CW11 1GY

Amendments to approval 14/5061C with slight changes to roof shape to reduce the proposed ridge height, front garage door to be replaced by small size window and change to the shapes of the rear first floor doors.

Resolved: No objection.

Submitted WE 10.11.17 response to Cheshire East by 01.12.17

None received.

Submitted WE 18.11.17 response to Cheshire East by 30.11.17

17/5312C Cheringford, 128 Middlewich Road, Sandbach, CW11 1FH

Amended Plans Received – Proposed extensions, alterations to existing vehicular access and new front wall.

Resolved: Members object to this application and request that the Planning Officer consider the impact of this development on rear ground floor rooms of 130 Middlewich Road, which appears to be positioned at a lower level than the applicant property. In addition, Members are concerned by proposed front wall height and potential damage to the mature tree.

5. CORRESPONDENCE

None received.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 11 December 2017 at 7pm in the Literary Institution.

Meeting closed 8:13pm
Cllr R Hovey (Chairman)

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