



# Congleton Town Council

Historic market town

Chief Officer: David McGifford



24<sup>th</sup> May 2017

Dear Councillor

Planning Committee Meeting – Thursday 1<sup>st</sup> June 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 1<sup>st</sup> June 2017** commencing at **7 p.m.**

**The Public and Press are welcome to attend the meeting.** There may be confidential items towards the end of the meeting which the law requires the Council to make a resolution to exclude the public and press.

Yours sincerely

Linda Minshull  
Civic Administration Officer

AGENDA

1. Apologies for absence

(Members are reminded of the necessity to give apologies in advance of the meeting and to give reasons for absence)

2. Minutes of Last Meeting

To confirm the minutes of the Meeting of the Committee held on 6<sup>th</sup> April 2017 (copy enclosed).

Congleton  
**beartown**  
where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

Tel: 01260 270350 Fax: 01260 280357

Email: [info@congletoncouncil.co.uk](mailto:info@congletoncouncil.co.uk) [www.congleton-tc.gov.uk](http://www.congleton-tc.gov.uk)

3. Declarations of Disclosable Pecuniary Interest

Members are requested to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become aware of it.

4. Outstanding Actions

None

5. Planning Applications

To make observations as may be necessary on planning applications submitted to Cheshire East Borough Council.

NOTE i) List for week received 7<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup> and 28<sup>th</sup> April and 5<sup>th</sup> and 12<sup>th</sup> May 2017 (copy enclosed).

ii) Lists for subsequent weeks will be circulated when received.

6. Hulme Walfield and Somerford Booths Neighbourhood Plan (Regulation 14) Consultation

To receive the proposed response to the above.

7. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council.

8. Chalc Planning Update

To receive Chalc information on the Planning Update evening on Tuesday 25<sup>th</sup> July at 7 p.m. (information enclosed)

To: All Members of the Council Press 3, Burgesses 5.

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 6<sup>th</sup> APRIL 2017**

Please note These are draft minutes and will not be ratified until the next meeting  
of the Planning Committee

**PRESENT**

Councillor L D Barker (Chairman)  
Mrs S Akers Smith  
Mrs A Armitt  
J G Baggott  
P Bates  
C Booth  
R Boston  
D T Brown  
G R Edwards  
Mrs A M Martin  
Mrs J D Parry  
E Wardlaw

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S A Holland, Mrs A E Morrison and G. S. Williams.

**2. MINUTES**

PLN/28/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 9<sup>th</sup> March 2017 be approved and signed by the Chairman as a correct record with the amendments to application 16/5279C – Land East of Meadow Avenue.

**3. DECLARATIONS OF INTEREST**

Members were reminded to declare both “non pecuniary” and “pecuniary” interests as early in the meeting as they become known.

Councillors Bates, Baggott and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor D. T. Brown declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee.  
Councillor Brown did not vote on any items.

**4. OUTSTANDING ITEMS**

There were none.

## 5. PLANNING APPLICATIONS

PLN/29/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

### Week ended 10<sup>th</sup> March 2017

17/1044C	Siemens House, Varey Road, Congleton, CW12 1RG	NO OBJECTION
17/1070C	Unit 2 Towerhill Court, Greenfield Road, Congleton	NO OBJECTION
17/1186C	Davenport House, 20 West Road, Congleton, CW12 4FB	NO OBJECTION
17/12096C	15 High Street, Congleton, CW12 1BJ	NO OBJECTION

### Week ended 17<sup>th</sup> March 2017

17/1252C Brunswick Wharf, Brook Street, Congleton, CW12 4BA **REFUSE due to the following reasons -**

- Noise and disturbance from use – acoustic fencing to be considered
- Smells
- Hazardous materials and ground contamination
- Industrial pollution
- Adequacy of parking
- Highway and safety issues, traffic generation and vehicular access
- Design, visual appearance and materials
- Overlooking and loss of privacy
- Layout and density of buildings and visual appearance
- Landscaping and nature conservation
- Previous planning conditions and enforcement not adhered to, for example breaches of hours of working
- Residents have problems in summer with not being able to open windows due to the dust and smells and in winter with mud on the road.

Councillors Bates and Wardlaw declared a “non pecuniary” interest in application 17/1252C

17/1379C	Land adj. Pump House, Forge Lane, Congleton	NO OBJECTION
17/1440C	Land Off Manchester Road, Congleton	<b>NO OBJECTION</b>
<b>NOTE – Councillors do not consider that this application is a non material amendment</b>		
17/1373T	32 Park Lane, Congleton, CW12 3DG	NO OBJECTION
		Subject to usual conditions
17/1447D	Land Off Macclesfield Road, Congleton	NO OBJECTION

### Week ended 24<sup>th</sup> March 2017

17/1313C	St James House, 14 Moody Street, Congleton, CW12 4AP	NO OBJECTION
17/1314C	St James House, 14 Moody Street, Congleton, CW12 4AP	NO OBJECTION
17/1107C	Astbury Mere Country Park, Congleton, CW12 3PJ	NO OBJECTION

Councillors Bates, Martin and Wardlaw declared a “non pecuniary” interest in application

17/1107C

17/1446C Hineswood Farm, Reades Lane, Congleton, CW12 3PJ **Leave the decision to Cheshire East Planning specialists as this is considered to be a substantial application in the green belt**

17/1461C Land Off Canal Road, Congleton **Leave the decision to Cheshire East Planning specialists due to the topography and gradient of the land**

17/1499C	39 Linksway, Congleton, CW12 3BS	NO OBJECTION
17/1590C	Congleton Link Road, Congleton	NO OBJECTION
Councillors Bates, Brown and Wardlaw declared a "non pecuniary" interest in application 17/1590C		
17/1347D	Land Off Manchester Road, Congleton	NO OBJECTION

**Week ended 31<sup>st</sup> March 2017**

17/1349C	82 Park Lane, Congleton, CW12 3DD	NO OBJECTION
17/1551C	21 Pavilion Way, Congleton, CW12 4EW	NO OBJECTION
17/1690C	23 Southland Road, Congleton, CW12 3JY	NO OBJECTION
17/1697C	Lower Park Street, Congleton, CW12 1EH	NO OBJECTION
17/1717C	5 Windermere Drive, Congleton, CW12 4JB	NO OBJECTION
Councillors Armitt and Bates declared a "non pecuniary" interest in application 17/1717C		
17/1745C	Unit 3 Royle Street, Congleton, CW12 1HR	NO OBJECTION
17/1646T	65 Park Lane, Congleton, CW12 3DD	NO OBJECTION
		Subject to usual conditions
Councillor Booth declared a "non pecuniary" interest in application 17/1646T		
17/1743D	Land Off Goldfinch Close, Congleton, CW12	<b>DEFERRED – while experts are dealing with application</b>

6. **RESPONSE FROM CEC RE THE JOINING OF GREENFIELD AND RADNOR INDUSTRIAL ESTATES AND MEASURES FOR HGV RESTRICTIONS**

PLN/30/1617 RESOLVED: That the north of Greenfield Industrial Estate should have a similar width restriction scheme to the one proposed on the Link Road Spur to Radnor Park. It should be wide enough for emergency vehicles but restrict HGV's.

7. **CEC PROPOSED COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION FOR CONGLETON**

PLN/31/1617 RESOLVED: The Chief Office to clarify details with Cheshire East and amend the response accordingly.

8. **PLANNING APPEALS**

None to report.

L. D. Barker – Chairman

**Planning Applications Registered Weekly List**  
**Week Ending 07.04.2017**

**SOUTH AREA**

**1 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/1786C</b>	03 April 2017		Congleton East
<b>Applicant</b>	Richard Janion			
<b>Agent</b>	kelpalmer plans			
<b>Location</b>	TANNERS BARN, WEATHERCOCK LANE, CONGLETON, CHESHIRE, CW12 3PS			
<b>Proposal</b>	The conversion and restoration of derelict barns at Tanners Farm to create a residential dwelling			
<b>Comments Deadline</b>	04 May 2017			

**2 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/1787C</b>	03 April 2017		Congleton East
<b>Applicant</b>	Richard Janion			
<b>Agent</b>	kelpalmer plans			
<b>Location</b>	TANNERS BARN, WEATHERCOCK LANE, CONGLETON, CHESHIRE, CW12 3PS			
<b>Proposal</b>	Listed building consent for The conversion and restoration of derelict barns at Tanners Farm to create a residential dwelling			
<b>Comments Deadline</b>	04 May 2017			

**3 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
	<b>17/1849C</b>	05 April 2017		Congleton East
<b>Applicant</b>	John Angus			
<b>Agent</b>	Emery Planning Partnership Ltd			
<b>Location</b>	Evergreen, Under Rainow Road, Congleton, CW12 3PN			
<b>Proposal</b>	Construction of extensions including raising the ridge height to provide first floor accommodation and a two-storey rear extension (amendment to application 16/4544C)			
<b>Comments Deadline</b>	04 May 2017			

**4 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/1779D</b>	31 March 2017		Congleton West (2011)
<b>Applicant</b>	Mr Jasen Jackiw			
<b>Agent</b>	Studio KMA			
<b>Location</b>	12-16, ROOD HILL, CONGLETON, CONGLETON, CHESHIRE, CW12 1LQ			
<b>Proposal</b>	Discharge of condition 4 on approval 16/2171C			
<b>Comments Deadline</b>	26 April 2017			

**Planning Applications Registered Weekly List**  
**W/e14.04.2017**

**SOUTH AREA**

**5 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	17/1924C	10 April 2017		Congleton West (2011)
<b>Applicant</b>	Sheard			
<b>Agent</b>	Kite			
<b>Location</b>	45, CHESTNUT DRIVE, CONGLETON, CHESHIRE, CW12 4UB			
<b>Proposal</b>	Proposed first floor rear extension, with new lean to roof over existing garage			
<b>Comments Deadline</b>	03 May 2017			

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**Weekly List for 17<sup>th</sup> April 2017**

**6**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	17/2087C			Congleton West (2011)
<b>Applicant</b>	Mr A Nolan			
<b>Agent</b>				
<b>Location</b>	Land Adjacent 16, Back Lane, CONGLETON, CW12 4PP			
<b>Proposal</b>	Construction of a new two storey detached three bed house			
<b>Comments Deadline</b>	12 May 2017			

**7 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	17/2029C	10 April 2017		Congleton East (2011)
<b>Applicant</b>	Mr & Mrs I Smith			
<b>Agent</b>				
<b>Location</b>	35, Leek Road, Congleton, Cheshire, CW12 3HU			
<b>Proposal</b>	Prior approval for a single storey rear extension extending 4 metres beyond the rear wall, maximum height of 3.8 metres and eaves height of 2.5 metres			
<b>Comments Deadline</b>	9 May 2017			

**8 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	17/2040T	10 April 2017		Congleton East (2011)
<b>Applicant</b>	Mr M Richards			
<b>Agent</b>				
<b>Location</b>	32A, PARK LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3DG			
<b>Proposal</b>	Felling of Leyland Cypress.			
<b>Comments Deadline</b>				

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**Planning Applications Registered Weekly List**  
**WE 28/04/2017**

**South Area**

**9**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
	<b>17/2049C</b>	21 April 2017		Congleton East
<b>Applicant</b>	Cheshire County Properties			
<b>Agent</b>	Knights Professional Services Ltd			
<b>Location</b>	Edward Mill, Hatter Street, Congleton, CW12 1QQ			
<b>Proposal</b>	Erection of three storey extension to Edwards Mill to provide 3no. 1-bedroom apartments			
<b>Comments Deadline</b>	25 May 2017			

**10 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2109C</b>	21 April 2017		Congleton West (2011)
<b>Applicant</b>	Mr Matt Gibson			
<b>Agent</b>	Sea Designs			
<b>Location</b>	17, DELAMERE ROAD, CONGLETON, CW12 4PA			
<b>Proposal</b>	Two storey side and single storey rear extension to semi detached dwelling			
<b>Comments Deadline</b>	24 May 2017			

**11 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2138C</b>	24 April 2017		Congleton East
<b>Applicant</b>	Mr & Mrs A McEwan			
<b>Agent</b>	VWB Architects			
<b>Location</b>	Coltsfoot Cottage, Tunstall Road, CONGLETON, CW12 3QB			
<b>Proposal</b>	Proposed two storey rear extension and alterations			
<b>Comments Deadline</b>	24 May 2017			



**Planning Applications Registered Weekly List**  
**Week Ending 5 May 2017**

**SOUTH AREA**

**12 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2121C</b>	26 April 2017		Congleton East
<b>Applicant</b>	P. Bromley			
<b>Agent</b>	Rob Duncan Planning Consultancy Ltd			
<b>Location</b>	Alders Farm, Dial Lane, Congleton, Cheshire, CW12 3QN			
<b>Proposal</b>	Proposed refurbishment, conversion and extension to building (revised.)			
<b>Comments Deadline</b>	01 June 2017			

**13 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2244C</b>	05 May 2017		Congleton West (2011)
<b>Applicant</b>	Mr J Law			
<b>Agent</b>	DLH Design Associates UK Ltd			
<b>Location</b>	6, OVERTON CLOSE, CONGLETON, CHESHIRE, CW12 1JZ			
<b>Proposal</b>	Rear facing two storey extension, side and front facing single storey extensions			
<b>Comments Deadline</b>	26 May 2017			

**14 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2246C</b>	28 April 2017		Congleton East
<b>Applicant</b>	Mr K Rogers & Miss K Hankey			
<b>Agent</b>	DLH Design Associates UK Ltd			
<b>Location</b>	12, GREENWOOD AVENUE, CONGLETON, CW12 3HH			
<b>Proposal</b>	Proposed two storey side extension			
<b>Comments Deadline</b>	24 May 2017			

**15**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2270C</b>	02 May 2017		Congleton East
<b>Applicant</b>	Mr & Mrs L.D. and E.S. Barker			
<b>Agent</b>	Connectivity Associates Ltd			
<b>Location</b>	Land North Of, SPRINK LANE, CONGLETON			
<b>Proposal</b>	The conversion of a mixed-purpose building to a single dwellinghouse.			
<b>Comments Deadline</b>	31 May 2017			

**16 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>17/2341T</b>	05 May 2017		Congleton East
<b>Applicant</b>	Geoffrey Barratt			
<b>Agent</b>				
<b>Location</b>	6, HILLESSEN RISE, CONGLETON, CW12 3DR			
<b>Proposal</b>	Referring to previous application 17/0781T, Beech (T4) was meant to be reduced by 4m but on works being done this tree has been found to be in a poor condition and the tree			

**Planning Applications Registered Weekly List**  
**W/e 12.05.17**

**SOUTH AREA**

**17**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
	17/2235C	10 May 2017		Congleton East
<b>Applicant</b>	A Tucker			
<b>Agent</b>	Maydean Design (Architecture) Ltd			
<b>Location</b>	Land to the rear of 80, Buxton Road, Congleton, CW12 2DY			
<b>Proposal</b>	Conversion of a redundant barn into a dwelling along with the erection of 2No. new dwellings			
<b>Comments Deadline</b>	08 June 2017			

**18 \***

<b>Comments Deadline</b>	07 June 2017			
	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	17/2417C	09 May 2017		Congleton East
<b>Applicant</b>	Ms Jenner Cooper			
<b>Agent</b>				
<b>Location</b>	9, BARTON ROAD, CONGLETON, CW12 3HB			
<b>Proposal</b>	Side extension to the existing property comprising of a ground floor garage and first floor bedroom and en suite			
<b>Comments Deadline</b>	01 June 2017			

**19 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	17/2441C	25 April 2017		Congleton East
<b>Applicant</b>	Cowdray Planning Consultancy			
<b>Agent</b>				
<b>Location</b>	OAK LEA FARM, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT			
<b>Proposal</b>	Discharge of planning agreements 23281/3 & 26187/3			
<b>Comments Deadline</b>	01 June 2017			

# Cheshire East Area Planning Update



Date: Tuesday 25th July  
Time: 7.00pm—9.00pm  
Tea & Coffee from 6.30pm  
Venue: Brookland Suite  
Holmes Chapel Community Centre  
Station Road  
Holmes Chapel,  
CW4 8AA  
Telephone: 01477 689 557

ChALC are running in partnership with Cheshire East Council a planning update evening which all Councils are welcome to attend.

If your Council has a specific **question or issue** it would like addressed at the evening please submit these as soon as possible to ensure they are addressed on the evening.

All those wishing to attend must be **registered** prior to the event.

See contact details below for submission of questions and registration.

## AGENDA

- Introductions & Welcome
- National Planning Update
- Cheshire East Local Plan Update
- Neighbourhood Planning Update
- Open Forum & Question Time

Cheshire Association of Local Councils  
Park View Business Centre  
Combermere, Whitchurch, SY13 4AL  
Tel: 01848 871314  
e-mail: hazelmerrill@chalc.org.uk

Cost: **No charge**  
Booking via: [annwright@chalc.org.uk](mailto:annwright@chalc.org.uk)  
[hazelmerrill@chalc.org.uk](mailto:hazelmerrill@chalc.org.uk)