



Congleton Town Council

Historic market town

Chief Officer: David McGifford



2nd March 2016

Dear Councillor

Planning Committee Meeting – Thursday 10th March 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 10th March 2016** 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.

After the Planning Committee there will be a Town Hall Committee commencing at 7.30 p.m.

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 11th February 2016 (copy enclosed).



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where friends are made

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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) Lists for week received 12th, 19th and 26th February 2016 (copy enclosed).

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

6. Planning Appeals

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

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 11th FEBRUARY 2016**

PRESENT

Councillor Mrs A M Martin (Vice Chairman – In the Chair)
Mrs S. Akers Smith
Mrs D S Allen
J G Baggott
R. Boston
Mrs S A Holland
Mrs A. E. Morrison
Mrs J D Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs A L. Armitt, L. D. Barker, D. T. Brown, P. Broom, G. R. Edwards, G. P. Hayes, E. Wardlaw and G. S. Williams.

2. **MINUTES**

PLN/22/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 28th January 2016 be approved and signed by the Chairman as a correct record.

3. **DECLARATIONS OF INTEREST**

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

Councillor Baggott declared a “non pecuniary” interest due to his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/23/1516 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 29th January 2016

16/0378T	Moss Nook Cottage, 9 Back Cross Lane, Congleton	NO OBJECTION Subject to usual conditions
16/0394D	27 Lawton Street, Congleton, CW12 1RU	NO OBJECTION

Week ended 5th February 2016

16/0441C	41 Ruskin Road, Congleton, CW12 4EA	NO OBJECTION
16/0443C	10 Churchill Close, Congleton, CW12 4QU	NO OBJECTION
16/0493C	6 Walnut Rise, Congleton, CW12 4JY	NO OBJECTION
16/0511C	2 Mallory Court, Congleton, CW12 4NW	NO OBJECTION
16/0544C	Oakridge, Nathan Meadow, Congleton, CW12 3GR	NO OBJECTION
16/0108D	Siemens House, Varey Road, Congleton, CW12 1PH	NO OBJECTION
16/0161D	Siemens House, Varey Road, Congleton, CW12 1PH	NO OBJECTION
16/0535D	Brooklands House, Padgbury Lane, Congleton, CW12	NO OBJECTION

6. PLANNING APPEALS

None to report.

7. UPDATE ON PLANNING APPEAL – APP/RO660/A/14/2228681 – LAND WEST OF GOLDFINCH CLOSE

Councillor Mrs Morrison gave a presentation regarding the above Planning Appeal and also applications on land off The Moorings and Waggs Road. Information was provided on the proposed changes to Canal Road and the junction of High Street and Albert Place.

PLN/24/1516 RESOLVED: a) To endorse the letter dated 22nd January 2016 from Congleton Sustainability Group to Brandon Lewis M.P.

b) To ask Councillor David Brown to explain the Cheshire East position, at the Town Council meeting on 3rd March 2016, regarding their decisions.

8. LOCAL PLAN

Councillor Martin provided information on the latest version of the Local Plan and the 6 week consultation period which CEC has provisionally set to commence on the 4th March 2016

PLN/25/1516 RESOLVED : To arrange a provisional meeting on 10th March 2016 at 6 p.m. to discuss the Town Council's response to the Local Plan.

9. PROVISION OF A LINK ROAD

Mrs J. Unsworth gave a presentation on the Local Plan, Link Road and her work on the Neighbourhood Plan.

The update was received and the Chairman thanked Mrs. Unsworth for her update.

Mrs A. M. Martin – Vice Chairman

**Planning Applications Registered Weekly List
Week Ending 12/02/16**

SOUTH AREA

1 *

	App No	Registration Date	Ward
Delegated Agenda	16/0593C	08 February 2016	Congleton West (2011)
Applicant	Keyworker Homes (NW) Ltd		
Agent	De Pol		
Location	PLOT 10, LAND AT FORGE LANE, CONGLETON, CHESHIRE		
Proposal	Replace house type and relocate house within plot (Plot 10 as approved under 09/3498C)		
Comments Deadline	09 March 2016		

2

	App No	Registration Date	Ward
Delegated Agenda	16/0719C	12 February 2016	Congleton East
Applicant	Mr Peter Hudson		
Agent	Rostons Ltd		
Location	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		
Proposal	Steel portal framed agricultural storage building		
Comments Deadline	12 February 2016		

3 *

	App No	Registration Date	Ward
Delegated Agenda	16/0668D	11 February 2016	Congleton West & East (2011)
Applicant	Seddon Homes Ltd		
Agent	Millson Associates Ltd		
Location	STREET RECORD, GOLDFINCH CLOSE, CONGLETON, CHESHIRE		
Proposal	Discharge of Conditions 4, 5, 6, 13, 14 and 15 on Approval 12/3025C - Erection of up to 40 dwellings, open space, associated landscaping, infrastructure and access.		
Comments Deadline			

**Planning Applications Registered Weekly List
W/e 19/2/2016**

SOUTH AREA

4

	App No	Registration Date	Ward
Delegated Agenda	16/0490C	09 February 2016	Congleton West (2011)
Applicant	Russ Williams		
Agent	Raynes Architecture Ltd		
Location	74 , Rood Hill, Congleton, Cheshire, CW12 1LQ		
Proposal	New dwelling within the curtilage of 74 Rood Hill.		
Comments Deadline	16 March 2016		

5 *

	App No	Registration Date	Ward
Delegated Agenda	16/0698C	12 February 2016	Congleton West (2011)
Applicant	Mr David Bates		
Agent	VWB Architects		
Location	27, VALLEY VIEW, CONGLETON, CW12 4EN		
Proposal	Single storey rear extension and alterations		
Comments Deadline	29 February 2016		

6

	App No	Registration Date	Ward
Delegated Agenda	16/0769C	16 February 2016	Congleton East
Applicant	Steve Fowler		
Agent	VWB Architects		
Location	154, BIDDULPH ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 3LS		
Proposal	1) Convert part of two storey dwelling to create new separate two storey two bed dwelling wholly within the existing building enclosure. 2) Add front porch to a) existing dwelling front door and to b) proposed additional dwelling front door.		
Comments Deadline	17 March 2016		

7 *

	App No	Registration Date	Ward
Delegated Agenda	16/0828D	18 February 2016	Congleton West (2011)
Applicant	Bovis Homes		
Agent			
Location	Land At Former Loachbrook Farm, SANDBACH ROAD, CONGLETON		
Proposal	Discharge of Condition 18 (construction management plan) on approval APP/R0660/A/11/2158727		
Comments Deadline			

**Planning Applications Registered Weekly List
Week Ending 26 February 2016**

SOUTH AREA

8

	App No	Registration Date	Ward
20.04.16 - Strategic Planning Board	16/0514C	22 February 2016	Congleton West (2011)
Applicant	RUSSELL HOMES (UK) LIMITED,		
Agent	Walsingham Planning		
Location	Land At, BACK LANE, CONGLETON		
Proposal	Outline application for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, access and associated infrastructure		
Comments Deadline	24 March 2016		

9 *

	App No	Registration Date	Ward
Delegated Agenda	16/0636C	09 February 2016	Congleton West (2011)
Applicant	Siemens plc		
Agent	Montague Evans		
Location	Siemens Car Park, Land north of Eaton Bank, Congleton, Cheshire , CW12 1PH		
Proposal	Reserved Matters application following outline approval 14/2049C - Reconfigured car park and associated lighting scheme and perimeter fence		
Comments Deadline	24 March 2016		

10

	App No	Registration Date	Ward
Delegated Agenda	16/0798C	17 February 2016	Congleton West (2011)
Applicant	Nortek Material Handling(MHE) Ltd		
Agent	COWDRAY PLANNING CONSULTANCY		
Location	NORTEK (M H E) LTD, Vale Mill, PRIESTY FIELDS, CONGLETON, CW12 4AQ		
Proposal	Outline application for residential development comprising up to 10No dwellings including demolition of Vale Business Centre		
Comments Deadline	31 March 2016		

11 *

	App No	Registration Date	Ward
06.04.16 - Northern Planning Committee	16/0835C	19 February 2016	Congleton West (2011)
Applicant	Wainhomes (North West) Limited		
Agent	Emery Planning Partnership Ltd		
Location	Forge Mill, Forge Lane, Congleton, Cheshire CW12 4HF		
Proposal	Reserved matters application for the appearance and layout following approval of 14/0659C (APP/R0660/A/14/2226494) - Outline planning application for the redevelopment of Forge Mill for residential development (C3) for 48 units including associated parking		
Comments Deadline	24 March 2016		

**Planning Applications Registered Weekly List
Week Ending 26 February 2016**

12 *

	App No	Registration Date	Ward
Delegated Agenda	16/0872C	22 February 2016	Congleton East
Applicant	Mr Christopher Scott		
Agent	Mr R Berry		
Location	Fern Cottage, 6, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3JJ		
Proposal	Prior Approval of a single storey rear extension extending 4.8m beyond the rear wall, maximum height of 3.48m and eaves height of 2.75m.		
Comments Deadline	15 March 2016		

13 *

	App No	Registration Date	Ward
Delegated Agenda	16/0876C	22 February 2016	Congleton East
Applicant	Caine Mawby		
Agent	Mr Robert Berry		
Location	27, TALL ASH AVENUE, CONGLETON, CW12 2DZ		
Proposal	Proposed single storey rear extension		
Comments Deadline	14 March 2016		

14 *

	App No	Registration Date	Ward
Delegated Agenda	16/0645T	17 February 2016	Congleton Town East
Applicant	Mr Brian Hollins		
Agent			
Location	6, VERNON AVENUE, CONGLETON, CW12 3AZ		
Proposal	Works to Trees - Oak and Alder		
Comments Deadline			

15 *

	App No	Registration Date	Ward
Delegated Agenda	16/0836C	19 February 2016	Congleton West (2011)
Applicant	Wainhomes (North West) Limited		
Agent	Emery Planning Partnership Limited		
Location	Forge Mill, FORGE LANE, CONGLETON, CW12 4HF		
Proposal	Variation or removal of condition 4 on application 14/0659C (APP/R0660/A/14/2226494) - Outline planning application for the redevelopment of Forge Mill for residential development (C3) for 48 units including associated parking, landscaping, creation of a		
Comments Deadline	24 March 2016		

**Planning Applications Registered Weekly List
Week Ending 26 February 2016**

16 *

	App No	Registration Date	Ward
Delegated Agenda	16/0922D	24 February 2016	Congleton West (2011)
Applicant	Wainhomes (North West) Limited		
Agent	Emery Planning Partnership Ltd		
Location	FORGE MILL, FORGE LANE, CONGLETON, CW12 4HG		
Proposal	Discharge of Conditions 5,6,7,8,10,11,14,15,16,17,18,19 and 20 on Application 14/0659C - Outline planning application for the redevelopment of Forge Mill for residential development (C3) for 48 units including associated parking, landscaping, creation of		
Comments Deadline			

17 *

	App No	Registration Date	Ward
Delegated Agenda	16/0931D	25 February 2016	Congleton West (2011)
Applicant	Wainhomes (North West) Limited		
Agent	Emery Planning Partnership Ltd		
Location	FORGE MILL FORGE LANE, CONGLETON, CW12 4HG		
Proposal	Discharge of conditions 21 & 22 on approved 14/0659C - Outline planning application for the redevelopment of Forge Mill for residential development (C3) for 48 units including associated parking, landscaping, creation of a nature area, open space and off-		
Comments Deadline	26 February 2016		
