



# Congleton Town Council

Historic market town

Chief Officer: David McGifford

4<sup>th</sup> October 2017

Dear Councillor

## Planning Committee Meeting – Thursday 12<sup>th</sup> October 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 12<sup>th</sup> October 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 28<sup>th</sup> September 2017 (copy enclosed).



Congleton  
**beartown**  
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) List for weeks 18<sup>th</sup> and 25<sup>th</sup> September 2017 (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 28<sup>th</sup> SEPTEMBER 2017**

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

**PRESENT**

Councillor Mrs A M Martin – (Vice Chairman – In the Chair)  
Mrs S Akers Smith  
Mrs A L Armitt – attended at 7.10 p.m.  
J G Baggott  
P Bates  
R Boston  
G R Edwards  
G P Hayes – attended at 7.25 p.m.  
Mrs S A Holland  
Mrs J D Parry

**1. APOLOGIES**

Apologies for absence were submitted from Councillors L D Barker, P Broom, D T Brown, Mrs A E Morrison and G S Williams.

**2. MINUTES**

PLN/43/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 17<sup>th</sup> August 2017 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.

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

**4. OUTSTANDING ITEMS**

No outstanding actions

**5. PLANNING APPLICATIONS**

PLN/44/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

**Deferred Item**

17/4172C      35 Buxton Road, Congleton, CW12

**NO OBJECTION**

**Subject to the following** - on the basis that the use is not for an activity such as a music studio. It there is such use there should be a condition ensuring adequate sound insulation  
Councillor Bates declared a "non pecuniary" interest in application 17/4172C

### Weekly List 21<sup>st</sup> August 2017

17/4318C	Astbury Mere Country Park, Congleton, CW12	<b>REFUSE</b> – due to the location of the building because of its effect on the wildlife and impact on trees. There would be support of the facility in a different location on the site Councillor Baggott declared a "non pecuniary" interest in application 17/4318C
17/4400T	Land at Crossfield Lane, Congleton, CW12	NO OBJECTION Subject to usual conditions
17/4325C	Rear 50 Boundary Lane, Congleton, CW12 3JA	<b>NO OBJECTION</b> – <b>Subject to the following</b> - the installation of bat boxes to preserve the bat colony and a condition that the dwelling is tied to agriculture use.
17/4350C	Rainow Farm, Under Rainow Road, Congleton, CW12	NO OBJECTION Councillor Holland declared a "non pecuniary" interest in application 17/4350C
17/4348C	Land at Radnor Park Ind Est, Back Lane, Congleton	NO OBJECTION
17/4050C	2 Ruskin Road, Congleton, CW12 4AE	NO OBJECTION
17/4252D	Alders Farm, Dial Lane, Congleton, CW12 3QN	NO OBJECTION
17/4333C	19 Ambleside Court, Congleton, CW12 4HZ	NO OBJECTION
17/4475T	22 Meakin Close, Close, Congleton, CW12 3TG	NO OBJECTION
17/4450D	Land Between Manchester Road & Giantswood Lane Congleton	NO OBJECTION
17/4323C	Land behind 54 West Street, Congleton, CE12 1JY	NO OBJECTION Councillor Baggott declared a "non pecuniary" interest in application 17/4323C
17/4374C	25 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
17/4437C	Former Sutherland Works, Bromley Road, Congleton	NO OBJECTION

### Weekly List 4<sup>th</sup> September 2017

17/4565C	Unit 1 Eaton Bank Trading Estate, Riverdane Road, Congleton, CW12 1PN	NO OBJECTION
17/4586C	The Pump House, Forge Lane, Congleton, CW12 4HF	NO OBJECTION
17/4642C	2 Annan Close, Congleton, CW12 3RZ	NO OBJECTION
17/4650T	7 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION Subject to usual conditions
17/4664T	92 Park Lane, Congleton, CW12 3DD	NO OBJECTION Subject to usual conditions
17/4468C	Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB	NO OBJECTION
17/4533C	Unit 1 West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION

### Weekly List 11<sup>th</sup> September 2017

17/4741C	Rear 72 Lawton Street, Congleton, CW12 1RS	NO OBJECTION
17/4742C	Rear 134 Canal Road, Congleton, CW12 3AT	<b>REFER back to Cheshire East Planning Officers to check whether the objection letter from the neighbour is a valid complaint</b>
17/4769C	Bakers Villas, Waggs Street, Congleton, CW12	NO OBJECTION
17/4655T	Meadow View, Manor House Lane, Congleton, CW12	NO OBJECTION Subject to usual conditions
17/4733C	12 – 16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
17/4558C	Land West Padgbury Lane, Congleton, CW12 4LR	<b>REFUSE</b> – due to <b>inadequate affordable housing provision</b>
17/4601D	Land Between Manchester Road and Giantswood Lane	NO OBJECTION

17/4674C	Congleton 129 Ennerdale Drive, Congleton, CW12 4FL	<b>REFUSE – due to the following</b>
	<ul style="list-style-type: none"> <li>- Previous planning conditions not allowing fencing</li> <li>- Design, visual appearance and materials</li> </ul>	

**Weekly List 18<sup>th</sup> September 2017**

17/4891C	Dinglenook, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
17/4843T	59 Park Lane, Congleton, CW12 3DD	NO OBJECTION Subject to usual conditions
17/4743C	Rear 134 Canal Road, Congleton, CW12 3AT	NO OBJECTION
17/3933C	10 Parnell Square, Hillary Avenue, Congleton, CW12 3EQ	NO OBJECTION
17/4794T	16 A Ayrshire Way, Congleton, CW12 3TN	NO OBJECTION Subject to usual conditions

**Additional Item**

17/4738C	1 – 7 Colehill Bank, Congleton, CW12 3AD	NO OBJECTION
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**6. PLANNING APPEALS**

None to report

Mrs A M Martin – Vice Chairman

# Weekly List for 18 September 2017

Planning Ref	Proposal	Location	Applicant
<b>1 *</b> 17/4895C	Single storey extension to rear	DINGLENOOK, PEOVER LANE, CONGLETON, CW12 3QH	Mr & Mrs Spencer
<b>2 *</b> 17/4853C	Installation of new and replacement plant.	UNIT 15, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB	Aldi Stores
<b>3 *</b> 17/4865C	Application for Lawful Development Certificate for proposed demolition of existing conservatory and erection of extension	3, SOMERSET CLOSE, CONGLETON, CHESHIRE, CW12 1SG	Mr J Gardiner
<b>4</b> 17/4732C	Conversion of existing flat into three bedroom apartment over the existing pizzeria, and change of use of existing listed derelict building to a three/four bedroom, two bathroom townhouse	12-16, ROOD HILL, CONGLETON, CHESHIRE, CW12 1LQ	Mr J Jackiw

# Weekly List for 25 September 2017

Planning Ref	Proposal	Location	Applicant
<b>5 *</b> 17/4968C	Proposed removal of existing conservatory and construction of new single storey rear extension	19, LONGDOWN ROAD, CONGLETON, CW12 4QH	Mrs J Cross
<b>6 *</b> 17/4970C	Adverts consisting of :- A - Arched Entrance Feature B - Single post - parking sign D - Single post parking sign	Burns Garages Ltd, Canal Street, Congleton, Cheshire, CW12 3AA	Mr G Bradford
<b>7 *</b> 17/4934D	Discharge of conditions 21, 22, 23 and 24 on application 13/3517C and APP/R0660/A/14/2228681	LAND WEST OF, GOLDFINCH CLOSE, CONGLETON	Seddon Homes Ltd
<b>8 *</b> 17/4947D	Discharge of conditions 5, 6, 7, 9, 11, 14, 16, 18, 19, 20 and 21 on application 13/3698C - Outline application for residential development comprising up to five dwellings and associated works	Land at The Pump House, Forge Lane, Congleton, Cheshire, CW12 4HF	Mr Bailey
<b>9</b> 17/4799C	Residential development of 14 no. dwellings following demolition of existing car sales building	Fairmill Motor Company, 75 , Manchester Road, Congleton, CW12 2HT	Congleton Developments Ltd
<b>10</b> 17/4819C	Field access gate off Sprink lane, including removal of hedge. (Resubmission of 17/3313C)	Hollybrook Barn, MIDDLE LANE, CONGLETON, CW12 3PY	Mrs T Leese