



Congleton Town Council

Historic market town

Chief Officer: David McGifford



5th October 2016

Dear Councillor

Planning Committee Meeting – Thursday 13th October 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 13th October 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.

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 22nd September 2016 (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@congletontowncouncil.co.uk 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) Lists for week received 23rd and 30th September 2016 (copy enclosed).

ii) Lists for subsequent week 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 22nd SEPTEMBER 2016

**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)
J. G. Baggott
R Boston
P Broom
G R Edwards
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry
H Richards

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, Mrs A L Armitt, C Booth, D T Brown, G P Hayes, E. Wardlaw, G. S. Williams

2. **MINUTES**

PLN/9/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 4th August 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/10/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 5th August 2016

16/2371C	32 Edinburgh Road, Congleton, CW12 3XZ	NO OBJECTION
16/3188C	2 Hornby Drive, Congleton, CW12 4WB	NO OBJECTION
16/3494C	4 Redfern Avenue, Congleton, CW12 2AS	NO OBJECTION
16/3604C	Morrisons, Bridestones Shopping Centre, Congleton	NO OBJECTION
16/3717C	3 Townsend Road, Congleton, CW12 3DL	NO OBJECTION
16/3740C	1 Birch Road, Congleton, CW12 4NJ	NO OBJECTION
16/3727T	7 Wolstanhome Close, Congleton, CW12 3RX	NO OBJECTION

Subject to usual conditions

Week ended 12th August 2016

16/3816C	29 St Peter's Road, Congleton, CW12 3RE	NO OBJECTION
16/3826C	Davenshaw Mill, Buxton Road, Congleton, CW12 2DN	NO OBJECTION
16/3840C	Land North of Chestnut Drive & West of Back Lane, Congleton	REFUSE – DUE TO
	- Unsuitable pedestrian access over the playing fields	
	- Flooding concerns due to the pumping station being in the incorrect position	
	- The application should be considered at Cheshire East Strategic Planning Board	
16/3848C	Land Rear of 74 Lawton Street, Congleton	NO OBJECTION
16/3859C	Land at Forge Mill, Forge Lane, Congleton	NO OBJECTION
16/3906C	Land off Goldfinch Close, Congleton	REFUSE – DUE TO
	- Loss of hedgerows	

Week ended 19th August 2016

16/3973C	Rainow Farm, Under Rainow Road, Congleton	NO OBJECTION
	Councillor Holland declared a "non pecuniary" interest in application 16/3973C	
16/4006C	38 Lamberts Lane, Congleton, CW12 3AU	NO OBJECTION
16/4051C	Mill Green Park, Mill Green, Congleton, CW12 1JG	NO OBJECTION
16/4023T	18 Bosley View, Congleton, CW12 3TU	NO OBJECTION

Subject to usual conditions

Week ended 26th August 2016

16/4099C	27 Laburnum Close, Congleton, CW12 4TX	NO OBJECTION
16/4145C	116 West Road, Congleton, CW12 4EU	REFUSE – DUE TO
	- Elevation and flooding concerns	
	Cheshire East Enforcement Officers to be requested to take action in respect of driving over the footpath to gain vehicular access	
16/4170D	John Morley Ltd, Morley Drive, Congleton, CW12 3LF	NO OBJECTION

Week ended 2nd September 2016

16/4217C	Fingerpost, Middle Lane, Congleton, CW12 3PU	NO OBJECTION
16/4213T	25 Isis Close, Congleton, CW12 3RT	NO OBJECTION
		Subject to Usual Conditions
16/4290T	30 Hulton Close, Congleton, CW123TF	NO OBJECTION
		Subject to Usual Conditions

Week ended 9th September 2016

16/4092C	87A Woolston Avenue, Congleton, CW12 3ED	NO OBJECTION
16/4301C	Land adj to 1A Boundary Lane, Congleton	NO OBJECTION
16/4359C	Alders Farm, Dial Lane, Congleton, CW12 3QN	NO OBJECTION
16/4379T	23 Park Lane, Congleton, CW12 3DG	NO OBJECTION

Subject to Usual Conditions

Week ended 16th September 2016

16/4514C	44 Lamberts Lane, Congleton, CW12 3AU	NO OBJECTION
16/4544C	Evergreen, Under Rainow Road, Congleton, CW12 3PN	NO OBJECTION
Councillor Baggott declared a "non pecuniary" interest in application 16/4544C		
16/4549C	23 Ullswater Road, Congleton, CW12 4LX	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

L. D. Barker – Chairman

Planning Applications Registered Weekly List
Week Ending 23.9.16

1 *

	App No	Registration Date		Ward
Delegated Agenda	16/4571C	19 September 2016		Congleton West (2011)
Applicant	Bovis Homes (Northern)			
Agent				
Location	Loachbrook Farm, SANDBACH ROAD, CONGLETON			
Proposal	Non-material amendment on application 13/2604C, for reserved matters application on outline application 11/0736C for 200 dwellings, to change the house type on plot 190 for other previously approved house type			
Comments Deadline	19 September 2016			

2 *

	App No	Registration Date		Ward
Delegated Agenda	16/4578C	19 September 2016		Congleton East
Applicant	Mr Nick Wilkins			
Agent	RLM Associates			
Location	The Old Vicarage, 6, BROOK STREET, CONGLETON, CHESHIRE, CW12 1RJ			
Proposal	Listed Building Consent for alterations to external openings in dwelling, construction of new garden shed, internal and external alterations			
Comments Deadline	20 October 2016			

3

	App No	Registration Date		Ward
	16/4583C	22 September 2016		Congleton West (2011)
Applicant	J S Trophies			
Agent	Architectural Drafting Services			
Location	2, Rood Hill, Congleton, CW12 1LG			
Proposal	Change of use from part residential and commercial, to a full commercial premises.			
Comments Deadline	20 October 2016			

4 *

	App No	Registration Date		Ward
Delegated Agenda	16/4622C	21 September 2016		Congleton West (2011)
Applicant	Alexander Court Hotel			
Agent	ARCHTREND DESIGN			
Location	7, NEWCASTLE ROAD, CONGLETON, CW12 4HN			
Proposal	Replacement part glazed roof with marley rivendale slates and removal of internal wall			
Comments Deadline	19 October 2016			

5 *

	App No	Registration Date		Ward
Delegated Agenda	16/4637C	22 September 2016		Congleton East
Applicant	MRS N MAYERS			
Agent	DLH Design Associates UK Ltd			
Location	41, ASTBURY LANE ENDS, CONGLETON, CW12 3AY			
Proposal	REAR AND SIDE FACING SINGLE STOREY EXTENSION			
Comments Deadline	14 October 2016			

Planning Applications Registered Weekly List
W/E 30.09.2016

6

	App No	Registration Date	Ward
	16/4558C	16 September 2016	Congleton West (2011)
Applicant	Redrow Homes North West		
Agent	Redrow Homes		
Location	Land off, Macclesfield Road, Congleton		
Proposal	Proposal for the construction of 202 dwellings off Macclesfield Road Congleton		
Comments Deadline	27 October 2016		

7

	App No	Registration Date	Ward
Delegated Agenda	16/4636C	22 September 2016	Congleton West (2011)
Applicant	Westerby Trustee Services Limited as Tru		
Agent	Connect Planning & Design		
Location	LAND ADJACENT TO, Unit 1, HOPKINS CLOSE, CONGLETON		
Proposal	Proposed erection of 2no. industrial units (suitable for Use Classes B1, B2 and B8) with associated car parking		
Comments Deadline	10 October 2016		

8

	App No	Registration Date	Ward
	16/4703C	26 September 2016	Congleton East
Applicant	L. Lacey		
Agent	Visualise		
Location	Agricultural Holding including buildings, rear of, 50, Boundary Lane, Mossley, Congleton, CW12 3JA		
Proposal	Conversion of redundant single storey agricultural building to form new domestic dwelling.		
Comments Deadline	27 October 2016		

9 *

	App No	Registration Date	Ward
Delegated Agenda	16/4740C	28 September 2016	Congleton East
Applicant	Ms Laura Martin		
Agent			
Location	45, HERBERT STREET, CONGLETON, CW12 1RE		
Proposal	Prior approval of a brick built laundry room, extending 3.32m beyond the rear wall, maximum height of 3.4m and eaves height of 3.32m		
Comments Deadline	20 October 2016		

10

	App No	Registration Date	Ward
	16/4742C	28 September 2016	Congleton East
Applicant	Craig Jepson		
Agent	Philip Kelsall Associates		
Location	Tall Ash Farm Triangle, 112, Buxton Road, Congleton, CW12 2DY		
Proposal	Discharge of Condition 3 on approved application 15/5846C.		
Comments Deadline	05 October 2016		

Planning Applications Registered Weekly List
W/E 30.09.2016

11

	App No	Registration Date	Ward
Delegated Agenda	16/4749C	30 September 2016	Congleton East
Applicant	Mr S Landstreth		
Agent	ARCHTREND DESIGN		
Location	LAND OFF SPRING STREET, CONGLETON		
Proposal	Resubmission of application 15/3586C - Single building with 4no. one bedroom flats		
Comments Deadline	26 October 2016		

12 *

	App No	Registration Date	Ward
Delegated Agenda	16/4752C	29 September 2016	Congleton West (2011)
Applicant	Oldham		
Agent	Philip Kelsall Associates		
Location	77, MANCHESTER ROAD, CONGLETON, CW12 2HT		
Proposal	Two storey rear extension		
Comments Deadline	26 October 2016		

13

	App No	Registration Date	Ward
Delegated Agenda	16/4757C	28 September 2016	Congleton West (2011)
Applicant	Cheshire East Council		
Agent	Jacobs UK Ltd		
Location	Proposed, CONGLETON LINK ROAD, CONGLETON		
Proposal	Non material amendment to planning application 15/4480C - The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road		
Comments Deadline			

14 *

	App No	Registration Date	Ward
Delegated Agenda	16/4670T	23 September 2016	Congleton Town East
Applicant	Mr B Greenlees		
Agent			
Location	148, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT		
Proposal	30% crown thinning of 1 Lime, 1 Oak and 2 Sycamore and lateral reduction away from the house		
Comments Deadline			

15 *

	App No	Registration Date	Ward
Delegated Agenda	16/4709T	27 September 2016	Congleton East
Applicant	Liverpool Housing Trust		
Agent			
Location	92, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD		
Proposal	Raise canopy of Birch Tree to 5.2m for clearance		
Comments Deadline			

Planning Applications Registered Weekly List
W/E 30.09.2016

16 *

	App No	Registration Date	Ward
Delegated Agenda	16/4763T	29 September 2016	Congleton East
Applicant	Mrs Jan Baker		
Agent	branching out		
Location	12 , Randles View, CONGLETON, CW12 3JN		
Proposal	T1 - Oak - 3.5m Crown lift, remove 80% of the epicormic growth from the main stems of the tree and remove deadwood		
Comments Deadline			

17

	App No	Registration Date	Ward
Delegated Agenda	16/4562D	28 September 2016	Congleton East & West (2011)
Applicant	Morris Homes Ltd		
Agent	Morris Homes		
Location	Land Off Brook Street, Bridge Row, Congleton		
Proposal	Discharge of Conditions 4,9,10,11 &17,12,15,16 & 18 on application 16/0244C - Variation of Condition 2 on 12/0410C, Apartment block plots 37-44 moved east 1m to detach from carport serving plots 28 & 29. Location of associated parking spaces and numbering		
Comments Deadline	26 October 2016		