



Congleton Town Council

Historic market town

Chief Officer: David McGifford



7th July 2016

Dear Councillor

Planning Committee Meeting – Thursday 14th July 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 14th July 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 23rd June 2016 (copy enclosed).



Congleton
beartown
where friends are made

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

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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 24th June and 1st July 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 23rd JUNE 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 Bagott
P Bates
R Boston
D T Brown
G R Edwards
G P Hayes
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry
H Richards
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors N. Adams, Mrs D. S. Allen, Mrs A. L. Armitt, C. Booth, Mrs S. A. Holland and G. S. Williams.

2. **MINUTES**

PLN/3/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 2nd June 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.

Councillors Baggott, Bates, Hayes and Mrs 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/4/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Deferred from Planning Committee on 2nd June 2016

16/2292C Land West of Goldfinch Close, Congleton **REFUSE -- due to the fact that the previous application, which was approved, had perfectly adequate access**

Week ended 3rd June 2016

16/2574C Land Off Brook Street, Congleton CW12 **REFUSE -- as it is against the emerging policy for grouping social/affordable housing together**

Week ended 10th June 2016

16/2514C	18 Derwent Drive, Congleton, CW12 3RN	NO OBJECTION
16/2819C	Congleton High School, Box Lane Congleton, CW12 4NS	NO OBJECTION
16/2854C	23 Bailey Crescent, Congleton, CW12 2EN	NO OBJECTION
16/2786D	58 Park Lane, Congleton, CW12 3DD	NO OBJECTION
16/2818D	58 Park Lane, Congleton, CW12 3DD	NO OBJECTION
16/2799D	Land to the Rear of 21 West Street, Congleton	NO OBJECTION

Subject to Cheshire East Building Control Officer ensuring that the type of materials comply with requirements in a conservation area.

In addition, the Enforcement Officers be contacted regarding fly tipping at the development

Week ended 17th June 2016

16/2811C	60 Bromley Road, Congleton, CW12 1PY	NO OBJECTION
16/2847C	113B Astbury Street, Congleton, CW12 3EG	NO OBJECTION
16/2843D	2 Mallory Court, Congleton, CW12 4NW	NO OBJECTION

6. PLANNING APPEALS

None to report.

L. D. Barker – Chairman

**Planning Applications Registered Weekly List
w/e 24.6.2016**

SOUTH AREA

1

	App No	Registration Date		Ward
03.08.16 - Southern Planning Committee	16/2233C	20 June 2016		Congleton East
Applicant	Bower Mattin Partnership			
Agent	Bower Mattin Partnership			
Location	Beech House, 20, BUXTON ROAD, CONGLETON, CW12 2DT			
Proposal	Outline application for development of 28no. new 2 and 3 storey houses including 6 no. flats and associated public open space area. Vehicular access applied for in detail, all other matters reserved			
Comments Deadline	21 July 2016			

2

	App No	Registration Date		Ward
31.08.16 - Southern Planning Committee	16/2643C	02 June 2016		Congleton West (2011)
Applicant	Redrow Homes (North West)			
Agent				
Location	Land Off, MACCLESFIELD ROAD, CONGLETON			
Proposal	Proposal for construction of 202 dwellings off Macclesfield Road Congleton			
Comments Deadline	21 July 2016			

3 *

	App No	Registration Date		Ward
Delegated Agenda	16/3000C	20 June 2016		Congleton West (2011)
Applicant	YU DEVELOPMENTS			
Agent	dep architects			
Location	Grove Inn, MANCHESTER ROAD, CONGLETON, CW12 1NP			
Proposal	Variation of Condition 2 on 15/3850C CONVERSION OF EXISTING PUBLIC HOUSE AND EXTENSIONS TO FORM NEW RETAIL PREMISES AND FIRST FLOOR OFFICES			
Comments Deadline	20 July 2016			

4

	App No	Registration Date		Ward
Delegated Agenda	16/3002C	20 June 2016		Congleton West (2011)
Applicant	Mr Valentino Martone			
Agent	VWB Architects Ltd			
Location	Reade House, 12, WEST STREET, CONGLETON, CW12 1JR			
Proposal	Listed building consent for change of use of Listed Building from Use Class B1 Business to C1 Hotel with 5no. en-suite bedrooms, resident staff flat, reception/bar, lounge, dining room, function room, kitchen, staff laundry/utility room, toilets and ancil			
Comments Deadline	21 July 2016			

**Planning Applications Registered Weekly List
w/e 24.6.2016**

5

	App No	Registration Date		Ward
Delegated Agenda	16/3003C	21 June 2016		Congleton West (2011)
Applicant	Mr Valentino Martone			
Agent	VWB Architects Ltd			
Location	Reade House, 12, WEST STREET, CONGLETON, CW12 1JR			
Proposal	Change of Use of Listed Building from Use Class B1 Business to C1 Hotel with 5no. en-suite bedrooms, resident staff flat, reception/bar, lounge, dining room, function room, kitchen, staff laundry/utility room, toilets and ancillary rooms. Internal alterat			
Comments Deadline	21 June 2016			

6

	App No	Registration Date		Ward
	16/3017C	20 June 2016		Congleton East
Applicant	Bill and Ben Skip Hire Ltd			
Agent	AC Environmental Consulting Ltd			
Location	Bill and Ben Recycling Centre, Brunswick Wharf, Brook Street, Congleton, CW12 1RG			
Proposal	Extension of site area, by 270m2; construction of 8 no concrete walled bays; installation of a picking station and construction of a 5m concrete perimeter wall to screen operations from neighbouring properties.			
Comments Deadline	21 July 2016			

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	App No	Registration Date		Ward
Delegated Agenda	16/3052C	23 June 2016		Congleton West (2011)
Applicant	Miller Homes Limited - North West			
Agent				
Location	2, Dane Valley Road, Congleton, CW12 1PF			
Proposal	Full Planning Application for 2no. residential dwellings on Land off Dane Valley Road, Congleton			
Comments Deadline	20 July 2016			

**Planning Applications Registered Weekly List
w/e 01/07/2016**

SOUTH AREA

8

	App No	Registration Date	Ward
Delegated Agenda	16/3078C	28 June 2016	Congleton West (2011)
Applicant	Mr L Cox		
Agent	Ian Ankers Architecture		
Location	2, BRIDGE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AY		
Proposal	Change of use from class A1(shop) to class A3 (food and drink) and associated minor works		
Comments Deadline	28 July 2016		

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	App No	Registration Date	Ward
Delegated Agenda	16/3111C	28 June 2016	Congleton West (2011)
Applicant	Mr & Mrs Dave Holland		
Agent			
Location	Moreton Meadows Farm, STONY LANE, CONGLETON, CW12 4DA		
Proposal	Removal of conditions 3, 4, 6, 7 & 8 on approved 13/3207C - Proposed conversion of a single detached dwelling into two dwellings and a first floor side extension.		
Comments Deadline	27 July 2016		

10 *

	App No	Registration Date	Ward
Delegated Agenda	16/3220C	01 July 2016	Congleton East
Applicant	Mr D Lomas		
Agent	Emery Planning Partnership Ltd		
Location	THE SPINNEY, MIDDLE LANE, CONGLETON, CHESHIRE, CW12 3PU		
Proposal	Removal of agricultural occupancy condition (re-submission of application 15/3227C)		
Comments Deadline	27 July 2016		

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	App No	Registration Date	Ward
Delegated Agenda	16/2940T	27 June 2016	Congleton East
Applicant	Mrs Julie Potter		
Agent	Branching Out		
Location	64A, PARK LANE, CONGLETON, CW12 3DD		
Proposal	Works to Sycamore trees.		
Comments Deadline			

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	App No	Registration Date	Ward
Delegated Agenda	16/3109D	29 June 2016	Congleton East
Applicant	Mr Stephen Wragg		
Agent	bpArchitecture Ltd		
Location	OLD DAIRY YARD, SPRING STREET, CONGLETON		
Proposal	Discharge of Condition 3 on application 16/1845C for change of use from dairy yard to coal merchants yard		
Comments Deadline			