



# Congleton Town Council

Historic market town

Chief Officer: **David McGifford**

26<sup>th</sup> October 2017

Dear Councillor

## Planning Committee Meeting – Thursday 2<sup>nd</sup> November 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 2<sup>nd</sup> November 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 12<sup>th</sup> October 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 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup> and 23<sup>rd</sup> October 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 12<sup>th</sup> OCTOBER 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 L Armitt  
J G Baggott  
P Bates  
C H Booth  
G R Edwards  
Mrs S A Holland  
Mrs A M Martin  
Mrs A E Morrison  
Mrs J D Parry  
Mrs E Wardlaw  
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors R Boston, D T Brown and G P Hayes.

2. **MINUTES**

PLN/45/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 28<sup>th</sup> September 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, Wardlaw and Williams declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

No outstanding actions

5. **PLANNING APPLICATIONS**

PLN/46/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

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

|          |   |              |
|----------|---|--------------|
| 17/4895C | Dinglenook, Peover Lane Congleton, CW12 3QH                                     | NO OBJECTION |
| 17/4853C | Unit 15, West Heath Shopping Centre,<br>Holmes Chapel Road, Congleton, CW12 4NB | NO OBJECTION |
| 17/4865C | 3 Somerset Close, Congleton, CW12 1SG   | NO OBJECTION |
| 17/4732C | 12 – 16 Rood Hill, Congleton, CW12 1LQ  | NO OBJECTION |

### Weekly List 25<sup>th</sup> September 2017

|          |   |              |
|----------|---|--------------|
| 17/4968C | 19 Longdown Road, Congleton, CW12 4QH           | NO OBJECTION |
| 17/4970C | Burns Garage, Canal Street, Congleton, CW12 3AA | NO OBJECTION |
| 17/4934D | Land West of Goldfinch Close, Congleton         |              |

As a general comment this proposal does not entirely resolve the Road Safety Audit concerns

**Condition 21 REFUSE – on the basis that it increases speed of vehicles which creates dangers to pedestrians and vehicles. This provides no safe solution for the traffic flow and will therefore have limited impact**

**Condition 22 – Bus stop locations conflict with the requirements for a road crossing to facilitate movement to the hospital**

Condition 23 – No objection

Condition 24 – No objection

|  |   |   |
|--|---|---|
| 17/4947D   | Land at the Pump House, Forge Lane, Congleton, CW12 | NO OBJECTION  |
| 17/4799C   | Fairmill, 75 Manchester Road, Congleton, CW12 4HF   | NO OBJECTION  |
| <b>Subject to the housing density being consistent with the adjacent development – Bloor Homes</b> |   |   |
| 17/4819C   | Hollybrook Barn, Middle Lane, Congleton, CW12 3PY   | <b>REFUSE – on the basis that the position of access to the site is still inappropriate</b> |
| Councillor Barker declared a “non pecuniary” interest in application 17/4819C                      |   |   |

### Additional Items

|          |  |              |
|----------|--|--------------|
| 17/5108D | Plots 3 & 4, Land Off Newcastle Road Congleton, CW12                       | NO OBJECTION |
| 17/5121C | Unit 15 West Heath Shopping Centre,<br>Holmes Chapel Road, Congleton, CW12 | NO OBJECTION |

## 6. PLANNING APPEALS

None to report

L D Barker – Chairman

## Weekly List for 2, 9 & 16 October 2017

| Planning Ref            | Proposal   | Location   | Applicant                                |
|-------------------------|--|--|--|
| <b>1 *</b><br>17/4991C  | Two storey and single storey side extension rear single storey extension and roof alterations to form rear facing dormer.                                  | 11, TALL ASH AVENUE,<br>CONGLETON, CW12 2DZ  | Mr T Murphy                              |
| <b>2 *</b><br>17/5234C  | Proposed change of use from two storey residential detached dwelling to 6no. offices over two floors.  | MOGADEN HOUSE,<br>BARN ROAD,<br>CONGLETON, CW12 1LJ                                      | Mr J Womby                               |
| <b>3 *</b><br>17/5250C  | Listed building consent for the installation of replacement illuminated and non-illuminated signs to the exterior of the building                          | HEATH FARM,<br>PADGBURY LANE,<br>CONGLETON, CW12 4LR                                     | Mr Millar<br>Green King<br>Pub Co        |
| <b>4 *</b><br>17/5189C  | Advertisement consent for the installation of replacement illuminated and non illuminated signs to the exterior of the building, (3 fascia and 6 hordings) | HEATH FARM,<br>PADGBURY LANE,<br>CONGLETON, CW12 4LR                                     | Mr Millar<br>Green King<br>Pub Co        |
| <b>5 *</b><br>17/5186C  | Advertisement consent for one fascia sign and two vinyl print window signs   | UNIT 1A, WEST HEATH<br>SHOPPING CENTRE,<br>HOLMES CHAPEL<br>ROAD, CONGLETON,<br>CW12 4NB | Mr D Needham<br>Conviviality<br>Ltd      |
| <b>6</b><br>17/5149C    | Change of use from retail to residential (two dwellings) and demolition of single-storey annexe  | Former Retail Unit 23 - 25,<br>WEST STREET,<br>CONGLETON, CW12 1JN                       | Trustee of J<br>Holford<br>Charity       |
| <b>7 *</b><br>17/5169T  | Remove overhanging branches and remove Ivy   | 5, Royle Park, ROYLE<br>STREET, CONGLETON,<br>CW12 1JJ                                   | Mrs K<br>Tornjetta                       |
| <b>8</b><br>17/5156C    | Prior Approval for a proposed change of use of agricultural building to dwellinghouse  | Agricultural Building,<br>PEOVER LANE,<br>CONGLETON                                      | Mr J Sayer                               |
| <b>9</b><br>17/5130M    | Erection of single storey side extension and detached single storey studio building.   | 35, BUXTON ROAD,<br>CONGLETON, CW12 2DU  | Mr & Mrs<br>Blinkhorn                    |
| <b>10 *</b><br>17/5329C | Change of use of woodland to private amenity space and minor landscaping and tree works.   | WOODLAND ADJACENT<br>TO, Vale Mill, PRIESTY<br>FIELDS, CONGLETON                         | Mr J Damelio<br>Britannia<br>Health Care |

## Weekly List for 16 October 2017

| Planning Ref            | Proposal   | Location  | Applicant                     |
|-------------------------|--|---|-------------------------------|
| <b>11 *</b><br>17/5220C | Erection of galvanised steel stair for first floor fire escape route | CHURCH HOUSE INN, BUXTON ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DY | Mr S Bradford<br>Robinson Ltd |
| <b>12</b><br>17/5316M   | Reinstatement of farm track and access (Resubmission)                | Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY          | Mr P Hudson                   |
| <b>13 *</b><br>17/5229C | Proposed new boundary fencing, gates and summerhouse                 | 7, Astbury Marsh, NEWCASTLE ROAD, ASTBURY, CW12 4HP                     | Mrs J Creed                   |
| <b>14 *</b><br>17/5362T | Reduce beech tree by 2.5-3m and prune by 0.5m                        | 28, PARK LANE, CONGLETON, CW12 3DG                                      | Ms M Finn                     |
| <b>15 *</b><br>17/5349D | Discharge of conditions on 17/1786C                                  | TANNERS BARN, WEATHERCOCK LANE, CONGLETON, CHESHIRE, CW12 3PS           | Mr R Janion                   |

## Weekly List for 23 October 2017

|                         |  |   |                              |
|-------------------------|--|---|------------------------------|
| <b>16 *</b><br>17/5442D | Demolition of existing cottage and erection of 2no. new build dwellings to include improvements to vehicular access. | Tall Ash Cottage, 93, BUXTON ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DY | Mr S Critchlow<br>Scotia Ltd |
|-------------------------|--|---|------------------------------|