



Congleton Town Council

Historic market town

Chief Officer: **David McGifford**



13th July 2017

Dear Councillor

Planning Committee Meeting – Thursday 20th July 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 20th July 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 29th June 2017 (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) List for week 26th June 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.

7. Proposal for link between the Greenfield Road and Radnor Park Industrial Estates

To consider the above proposal.

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 29th JUNE 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)
C H Booth
D T Brown
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, A Armit, J G Baggott, P Bates, R Boston, G R Edwards, G P Hayes, E Wardlaw and G S Williams.

2. **MINUTES**

PLN/35/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 1st June 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.

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/36/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 2nd June April 2017

17/2785C	47 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
17/2804C	8 Minton Close, Congleton, CW12 3TD	NO OBJECTION
17/2818C	Mountbatten House, Stonehouse Green, Congleton	NO OBJECTION
17/2827T	17 Minton Close, Congleton, CW12 3TD	NO OBJECTION

Subject to usual conditions

Week ended 9th June 2017

17/2176C	12 West Road, Congleton, CW12 4ER	NO OBJECTION
17/2846C	4 Telford Close, Congleton, CW12 3TR	NO OBJECTION
17/2891C	29 Manchester Road, Congleton, CW12 2HX	NO OBJECTION

SUBJECT TO – Reference being made the Cheshire East Design Guide particularly in respect of loss of daylight or sunlight to the neighbouring property

17/2896C	Oak Lea Farm, Crouch Lane, Congleton, CW12 3PT	NO OBJECTION
17/0714D	Land at Forge Mill, Forge Lane, Congleton, CW12 4HF	NO OBJECTION
17/2802D	Land between Manchester Road and Giantswood Lane, Congleton, CW12 2HT	NO OBJECTION

Week ended 16th June 2017

17/2755C	Land East of Meadow Avenue, Congleton	Approve subject to Cheshire East referring to the Design guide in respect of the following --
-	The social housing and shared ownership dwelling appears cramped	
-	Excessive fencing and use of close boarded fence to the front and rear of dwellings	
-	The largest and tallest properties should be in accordance with the Design Guide	

17/2901C	34 Hertford Close, Congleton, CW12 1TB	NO OBJECTION
17/2970T	10 The Mount, Congleton, CW12 4FD	NO OBJECTION

Subject to usual conditions

Additional Items

17/3169C	33 A Waggs Street, Congleton	NO OBJECTION
17/3217C	11 Buxton Road, Congleton, CW12 2EL	NO OBJECTION
17/3184C	Tommys Lane, Congleton, CW12 4FD	DEFER to the next Planning Committee on 20 th July to enable additional information to be obtained.

Cheshire East to be requested to visit the site and supply a full highways report and review the access and egress

17/3176D	Land between Giantswood Lane and Manchester Road Congleton	NO OBJECTION
17/3173T	2 Woburn Drive, Congleton, CW12 3SS	NO OBJECTION

Subject to usual conditions

17/3125C	43 Norbury Drive, Congleton, CW12 1NB	NO OBJECTION
17/2707C	12 Burns Road, Congleton, CW12 3EE	NO OBJECTION
17/3074D	Grove Inn, Manchester Road, Congleton	Cheshire East

Officers to enforce the conditions of the inspector and for a full environmental noise and odour assessment

Councillor Barker declared a "non pecuniary" historical interest in application 17/3074D

17/2411C	51 Manchester Road, Congleton	NO OBJECTION
17/2807C	54 Harvey Road, Congleton	NO OBJECTION
17/3080C	8 Minton Close, Congleton	NO OBJECTION

6. PLANNING APPEALS

The following appeal was noted -

Appeal Ref APP/R0660/D/17/3173379 – 116 West Road, Congleton – Appeal against a refusal – appeal dismissed

7. PLANNING APPEALS – 16/0798C – NORTEK, PRIESTY FIELDS

Councillor Morrison provided an update on application 16/0798C. She also gave an overview of the Cheshire East Design Guide Planning Document.

L. D. Barker – Chairman

SOUTH AREA

1 – Deferred item

	App No	Registration Date	Ward
Delegated Agenda	17/3184C		Congleton East (2011)
Applicant	Mr R Minshull		
Agent			
Location	Car Park Tommys Lane CONGLETON, CW12 4FD		
Proposal	Development of redundant car park for four new houses		
Comments Deadline			

2 *

	App No	Registration Date	Ward
	17/3368D		Congleton
Applicant	Mr J Jackiw		
Agent			
Location	12-16 Rood Hill CONGLETON		
Proposal	Discharge of condition 5, 7 & 9 on application 16/2171C		
Comments Deadline	27.7.17		

3 *

	App No	Registration Date	Ward
	17/3335C		Congleton
Applicant	Mr N Woodward		
Agent			
Location	Beechwood, Surrey Drive, CONGLETON, CW12 1NU		
Proposal	Two storey extension		
Comments Deadline	22.7.17		

4 *

	App No	Registration Date	Ward
	17/3356C		Congleton
Applicant	Lee Mar Estates		
Agent			
Location	Congleton Plastics, Very Road, CONGLETON, CW12 1HD		
Proposal	Change of use B2/B8 and extension		
Comments Deadline	10.8.17		

5 *

	App No	Registration Date	Ward
	17/3292D		Congleton East
Applicant	Humphries Builders		
Agent			
Location	Land off Canal Road, Congleton		
Proposal	Discharge of conditions 4 & 7 on application 17/1461C		
Comments Deadline	25.7.17		

Weekly List 26.6.17

6 *

	App No	Registration Date	Ward
	17/3312C		Congleton West
Applicant	Mrs Leese		
Agent			
Location	Holly Brook Barn, Middle Lane, CONGLETON, CW12 3PY		
Proposal	Single Garage & Woodstore		
Comments Deadline	3.8.17		

7 *

	App No	Registration Date	Ward
	17/3258C		Congleton West
Applicant			
Agent			
Location	Land West of Padgbury Lane, CONGLETON, CW12 4LR		
Proposal	Reserved Matters landscaping 13/4216C & variation of condition 16 on app 16/2189C		
Comments Deadline	10.8.17		

8

	App No	Registration Date	Ward
	173/241C		Congleton West
Applicant	Mr D Porter		
Agent			
Location	Portree Service Station, Padgbury Lane, CONGLETON, CW12 4HX		
Proposal	Redevelopment of service station		
Comments Deadline	2.8.17		

9 *

	App No	Registration Date	Ward
	17/3160C		Congleton West
Applicant	Mr S Craig		
Agent			
Location	Land between Manchester Road & Giantswood Lane, CONGLETON		
Proposal	Removal of condition 16 app 14/1680C		
Comments Deadline	26.7.17		

10 *

	App No	Registration Date	Ward
	17/3207C		Congleton West
Applicant	Mr S Meek		
Agent			
Location	16 Moody Street, CONGLETON, CW12 4AP		
Proposal	Change of use to residential		
Comments Deadline	3.8.17		

Weekly List 26.6.17

11 *

	App No	Registration Date	Ward
	173199C		Congleton West
Applicant	Bloor Homes		
Agent			
Location	Land between Manchester Road & Giantswood Lane, Congleton		
Proposal	Variation of Conditons 1 & 2 on 16/3107c		
Comments Deadline			

12 *

	App No	Registration Date	Ward
	17/3257C		Congleton East
Applicant	Mrs S Aston		
Agent			
Location	Mossley Primary School, Boundary Lane, CONGLETON, CW12 3JA		
Proposal	Non Material Amendment to 16/1577C – Single storey extension		
Comments Deadline	3.8.17		

13 *

	App No	Registration Date	Ward
	173184C		Congleton East
Applicant	Mrs L Cook		
Agent			
Location	Land Off Brookhouse Lane, CONGLETON, CW12		
Proposal	Manage arena 60 x 40 m		
Comments Deadline	3.8.17		