



# Congleton Town Council

Historic market town

Chief Officer: David McGifford



15<sup>th</sup> September 2016

Dear Councillor

## Planning Committee Meeting – Thursday 22<sup>nd</sup> September 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 22<sup>nd</sup> September 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.

**After the Planning Committee there will be a Town Hall Committee commencing at 7.45 p.m.**

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 4<sup>th</sup> August 2016 (copy enclosed).

Congleton  
**beartown**  
*where friends are made*

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 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, and 26<sup>th</sup> August and 2<sup>nd</sup> and 9<sup>th</sup> 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 4<sup>th</sup> AUGUST 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)  
Mrs A L Armitt  
Mrs D S Allen  
J. G. Baggott  
P Bates  
C Booth  
D T Brown  
G P Hayes  
Mrs A M Martin  
Mrs A E Morrison  
Mrs J D Parry  
Mrs E Wardlaw

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S. Akers Smith, G. R. Edwards, Mrs S A Holland, H Richards, G. S. Williams

**2. MINUTES**

PLN/7/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 14<sup>th</sup> July 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 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/8/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

**Week ended 15<sup>th</sup> July 2016**

- 16/3107C Land Between Manchester Road and Giantswood Lane, Congleton **NO OBJECTION subject to the following**
- **That the affordable housing is not all grouped together but is dispersed throughout the development**
  - **An acoustic fence is erected to offset the noise from traffic on the A34 as recommended by the Environmental Officer**

Councillor Bates declared a "non pecuniary" interest in application 16/3107C as this is a strategic site in the Local Plan which has been accepted by Cheshire East.

16/3226C St Johns Church, Buxton Old Road, Congleton **NO OBJECTION**

16/3286C 130 Holmes Chapel Road, Congleton, CW12 4NY **REJECT – due to the following reasons**

- i) **The significance of the design of the existing building and the proposed development is not in keeping with the area.**
- ii) **Access and egress issues due to the location being a corner plot on an A road.**
- iii) **Tree Preservation – there is a tree preservation order against a mature oak tree on the site.**

Mr B Heywood made a statement to the Committee stating various objections he has to this application.

Councillor Bates, Brown and Hayes declared a "non pecuniary" interest in application 16/3286C

16/3337C 63 Ullswater Road, Congleton, CW12 4JQ **NO OBJECTION**

16/3358C 12 Ribblesdale Avenue, Congleton, CW12 2BS **REJECT – due to**

**the following reasons**

- **Out of keeping with the area**
- **Overdevelopment of the site**

16/3391C 51 Manchester Road, Congleton, CW12 2HX **NO OBJECTION**

16/3388D 24 Park Lane, Congleton, CW12 3DG **NO OBJECTION**

**Week ended 22<sup>nd</sup> July 2016**

16/2754C 16 Trinity Place, Congleton, CW12 3JB **NO OBJECTION**

16/3575C 3 Biddulph Road, Congleton, CW12 3LQ **NO OBJECTION**

16/3601C 12 Boundary Lane, Congleton, CW12 3HZ **NO OBJECTION**

16/3541T 1 Truro Close, Congleton, CW12 3BD **NO OBJECTION**

16/3587T 51 Park Lane, Congleton, CW12 3DG **Subject to usual conditions NO OBJECTION**

16/3356D 78 Holmes Chapel Road, Congleton, CW12 4NG **Subject to usual conditions NO OBJECTION**

**Week ended 29<sup>th</sup> July 2016**

16/3583C 2 Harvey Road, Congleton, CW12 2BU **NO OBJECTION**

16/3592C Rose Cottage, Newcastle Road, Congleton, CW12 4HN **NO OBJECTION**

16/3650C 49 Giantswood Lane, Congleton, CW12 2HQ **NO OBJECTION**

Councillor Bates declared a "non pecuniary" interest in application 16/3650C

16/3607T 9 Howey Hill, Congleton, CW12 4AF **NO OBJECTION**

**Subject to usual conditions**

16/3680T Clayton Manor, Rood Hill, Congleton

NO OBJECTION  
Subject to usual conditions

16/3694T Rear of 9 Truro Close, Congleton, CW12 3BD

NO OBJECTION  
Subject to usual conditions

**Additional Item**

16/3262C Land at Radnor Park Trading Estate, Back Lane,  
Congleton

**REFUSE -**

Refer back to the original application and associated conditions.

6. **PLANNING APPEALS**

None to report.

L. D. Barker – Chairman

Planning Applications Registered Weekly List  
Week ending 05/08/2016

South Area

1 \*

	App No	Registration Date	Ward
Delegated Agenda	16/2371C	29 July 2016	Congleton East
Applicant	Mr Mathie		
Agent			
Location	32, EDINBURGH ROAD, CONGLETON, CW12 3XZ		
Proposal	An L shaped single storey wrap around extension with a hipped roof to adjoin existing single storey side extension.		
Comments Deadline	26 August 2016		

2 \*

	App No	Registration Date	Ward
Delegated Agenda	16/3188C	01 August 2016	Congleton West (2011)
Applicant	Mr & Mrs Tang		
Agent			
Location	2, HORNBY DRIVE, CONGLETON, CW12 4WB		
Proposal	Erect low level wall plus fencing to the top within garden boundary. Also to aid in improving visibility on to highway when leaving driveway. Replace existing hedge with new hedge. (Retrospective)		
Comments Deadline	31 August 2016		

3 \*

	App No	Registration Date	Ward
Delegated Agenda	16/3494C	26 July 2016	Congleton East
Applicant	Mr John Yates		
Agent			
Location	4, Redfern Avenue, CONGLETON, CW12 2AS		
Proposal	Proposed front entrance porch and parking area at front with dropped kerb.		
Comments Deadline	31 August 2016		

4 \*

	App No	Registration Date	Ward
Delegated Agenda	16/3604C	03 August 2016	Congleton West (2011)
Applicant	Morrisons Supermarkets PLC		
Agent	Butterfield Signs Limited		
Location	MORRISONS, BRIDESTONES SHOPPING CENTRE, VICTORIA STREET, CONGLETON, CHESHIRE, CW12 1DA		
Proposal	Advertisement consent for 2no. internally illuminated fascia signs and 3no. motif boxes		
Comments Deadline	25 August 2016		

**Planning Applications Registered Weekly List**  
**Week ending 05/08/2016**

**5 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
	<b>16/3717C</b>	29 July 2016	Congleton West (2011)
<b>Applicant</b>	Mrs D Ward		
<b>Agent</b>	Archtrend Design		
<b>Location</b>	3, Townsend Road, Congleton, CW12 3DL		
<b>Proposal</b>	Conversion of garage into part residential use including raising roof		
<b>Comments Deadline</b>	22 August 2016		

**6 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3740C</b>	02 August 2016	Congleton West (2011)
<b>Applicant</b>	Phil & Yvonne Sadler		
<b>Agent</b>	DBD Architectural Consultancy Ltd		
<b>Location</b>	1, BIRCH ROAD, CONGLETON, CW12 4NJ		
<b>Proposal</b>	Proposed alterations to frontage, replacement of existing flat roofs with pitched tiled roof to match elsewhere.		
<b>Comments Deadline</b>	23 August 2016		

**7 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3727T</b>	29 July 2016	Congleton East
<b>Applicant</b>	Mrs Margaret Sadler		
<b>Agent</b>	Bartlett Tree Experts		
<b>Location</b>	7, WOLSTANHOLME CLOSE, CONGLETON, CW12 3RX		
<b>Proposal</b>	T1 Ash. Prune Ash located at the rear of the property within the hedgerow to the following specifications. Reduce the lateral growth on the property side only by 3-4m where possible.		
<b>Comments Deadline</b>			

Planning Applications Registered Weekly List  
Week Ending 12 August 2016

**SOUTH AREA**

**8 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3816C</b>	05 August 2016	Congleton East
<b>Applicant</b>	Mr Ben Higginson		
<b>Agent</b>	Mr ROBERT BERRY		
<b>Location</b>	29, ST PETERS ROAD, CONGLETON, CW12 3RE		
<b>Proposal</b>	Two storey rear extension, single storey side extension to form garage and single storey front extension to form Porch		
<b>Comments Deadline</b>	29 August 2016		

**9**

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3826C</b>	05 August 2016	Congleton East
<b>Applicant</b>	Nortek Pension Fund		
<b>Agent</b>	Bower Mattin Partnership		
<b>Location</b>	Davenshaw Mill, BUXTON ROAD, CONGLETON, CW12 2DN		
<b>Proposal</b>	Demolition of existing industrial premises, site remediation and development of 10 residential units, associated car parking, landscaping, services and infrastructure.		
<b>Comments Deadline</b>	07 September 2016		

**10**

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3840C</b>	11 August 2016	Congleton West (2011)
<b>Applicant</b>	Seddon Homes Limited		
<b>Agent</b>	Indigo Planning		
<b>Location</b>	Land North Of Chestnut Drive And West Of, BACK LANE, CONGLETON		
<b>Proposal</b>	Full planning permission for development of 86 dwellings including the provision of informal areas of landscaping, off road vehicular parking with vehicular and pedestrian access from Back Lane.		
<b>Comments Deadline</b>	15 September 2016		

**11**

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3848C</b>	11 August 2016	Congleton West (2011)
<b>Applicant</b>	Pegasus Property Group		
<b>Agent</b>	VWB Architects Ltd		
<b>Location</b>	Land Rear Of 74, LAWTON STREET, CONGLETON		
<b>Proposal</b>	Construction of 4no. terraced three storey Town Houses with integral car parking.		
<b>Comments Deadline</b>	15 September 2016		



**Planning Applications Registered Weekly List  
Week Ending 12 August 2016**

**12**

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3859C</b>	08 August 2016	Congleton West (2011)
<b>Applicant</b>	Wainhomes (North West) Limited		
<b>Agent</b>	Emery Planning Partnership Ltd		
<b>Location</b>	Land at Forge Mill, Forge Lane, Congleton, CW12 4HF		
<b>Proposal</b>	Approval of reserved matters on 16/0836C		
<b>Comments Deadline</b>	07 September 2016		

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**13**

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/3906C</b>	10 August 2016	Congleton East & West (2011)
<b>Applicant</b>	Seddon Homes Ltd		
<b>Agent</b>	Indigo Planning		
<b>Location</b>	Land Off, GOLDFINCH CLOSE, CONGLETON		
<b>Proposal</b>	Access road from Goldfinch Close into and across the site to enable approved residential development (amendment to planning permission ref 16/2292C)		
<b>Comments Deadline</b>	07 September 2016		

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Planning Applications Registered Weekly List  
W/e 19.08.16

**SOUTH AREA**

**14**

	App No	Registration Date	Ward
Delegated Agenda	16/3973C	12 August 2016	Congleton East
Applicant	Mrs Mary Lancaster		
Agent	A.E. PLANNING CONSULTANTS		
Location	Rainow Farm, UNDER RAINOW ROAD, CONGLETON, CW12 3PL		
Proposal	Proposed demolition of agricultural building and the conversion and extension of two barns to form one dwelling.		
Comments Deadline	14 September 2016		

**15 \***

	App No	Registration Date	Ward
Delegated Agenda	16/4006C	16 August 2016	Congleton East
Applicant	Mr & Mrs Webster		
Agent	Pooldam: Architectural		
Location	38, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU		
Proposal	Proposed single storey side extension		
Comments Deadline	07 September 2016		

**16**

	App No	Registration Date	Ward
Delegated Agenda	16/4051C	18 August 2016	Congleton West (2011)
Applicant	Bovis Homes Limited		
Agent			
Location	Mill Green Park, MILL GREEN, CONGLETON, CW12 1JG		
Proposal	Prior approval for change of use from office(Class B1) to dwelling - (4 no. 1 bedroom residential apartments) (Class C3)		
Comments Deadline	14 September 2016		

**17 \***

	App No	Registration Date	Ward
Delegated Agenda	16/4023T	17 August 2016	Congleton East
Applicant	Canal & River Trust		
Agent	Canal & River Trust		
Location	18, BOSLEY VIEW, CONGLETON, CW12 3TU		
Proposal	Tree works to fell willow (T1) and oak (T7) because of subsidence to adjacent property (18 Bosley View).		
Comments Deadline			

Planning Applications Registered Weekly List  
W/E 26/08/16

**SOUTH AREA**

**18 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/4096C</b>	22 August 2016	Congleton West (2011)
<b>Applicant</b>	Mike Percival		
<b>Agent</b>			
<b>Location</b>	27, LABURNUM CLOSE, CONGLETON, CW12 4TX		
<b>Proposal</b>	Ground floor extension to the rear of the property, not full width of the property.		
<b>Comments Deadline</b>	12 September 2016		

**19 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/4145C</b>	24 August 2016	Congleton West (2011)
<b>Applicant</b>	Kevin Brooker		
<b>Agent</b>	Philip Kelsall Associates		
<b>Location</b>	116, WEST ROAD, CONGLETON, CW12 4EU		
<b>Proposal</b>	Drop kerb for vehicle access.		
<b>Comments Deadline</b>	15 September 2016		

**20 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>16/4170D</b>	24 August 2016	Congleton East
<b>Applicant</b>	John Morley (Importers) Ltd		
<b>Agent</b>	VWB Architects Ltd		
<b>Location</b>	John Morley Importers Limited, MORLEY DRIVE, CONGLETON, CW12 3LF		
<b>Proposal</b>	Discharge of conditions 1, 2 and 3 of existing permission 11/1676C; Extension to Existing Warehouse		
<b>Comments Deadline</b>	16 September 2016		

Planning Applications Registered Weekly List  
W/e 02/09/2016

21 \*

	App No	Registration Date	Ward
Delegated Agenda	16/4217C	26 August 2016	Congleton East
Applicant	Dempster		
Agent	ARKHlbuild Ltd		
Location	Fingerpost, Middle Lane, CONGLETON, CW12 3PU		
Proposal	Erection of gate		
Comments Deadline	20 September 2016		

22 \*

	App No	Registration Date	Ward
Delegated Agenda	16/4213T	26 August 2016	Congleton East
Applicant	Mrs Hall		
Agent	Bartlett Tree Experts		
Location	25 , Isis Close, CONGLETON, CW12 3RT		
Proposal	T1. Tulip Tree reduce crown height by 3.5 - 4m. Reduce sides by 2 - 2.5m to create a new height of 6 - 7m from ground level.		
Comments Deadline			

23 \*

	App No	Registration Date	Ward
Delegated Agenda	16/4290T	01 September 2016	Congleton East
Applicant	Mrs Margaret Hayes		
Agent			
Location	30, HULTON CLOSE, CONGLETON, CW12 3TF		
Proposal	T1 and T2 crown raise to 6m and crown thin by 20%		
Comments Deadline			

Planning Applications Registered Weekly List  
W/e 09.09.2016

SOUTH AREA

24 \*

	App No	Registration Date	Ward
Delegated Agenda	16/4092C	30 August 2016	Congleton East
Applicant	Mr Clint Nott		
Agent			
Location	87A, WOOLSTON AVENUE, CONGLETON, CW12 3ED		
Proposal	Erection of a single storey outbuilding in the rear garden (Retrospective)		
Comments Deadline	28 September 2016		

25

	App No	Registration Date	Ward
Delegated Agenda	16/4301C	05 September 2016	Congleton East
Applicant	Lesley Jones		
Agent			
Location	Land adjacent to 1A , BOUNDARY LANE, CONGLETON		
Proposal	Proposed two storey detached dwelling		
Comments Deadline	26 September 2016		

26

	App No	Registration Date	Ward
Delegated Agenda	16/4359C	06 September 2016	Congleton East
Applicant	Dr P T Bromley		
Agent	Mr John Norfolk		
Location	ALDERS FARM, DIAL LANE, CONGLETON, CHESHIRE, CW12 3QN		
Proposal	Proposed refurbishment, conversion and extension.		
Comments Deadline	06 October 2016		

27 \*

	App No	Registration Date	Ward
Delegated Agenda	16/4379T	06 September 2016	Congleton East
Applicant	Alan James		
Agent	Mercia Tree Care		
Location	23 , Park Lane, CONGLETON, CW12 3DG		
Proposal	Please see attached sketch map. Trees are all situated on the boundary between 23 and 25 Park Lane T1 Red Oak - Reduce overhanging branches by 2 -3 m to reduce shading. Crown thin by up to 30% T2 Ash - Reduce overhanging branches, some of which are touchi		
Comments Deadline	27 September 2016		