



Congleton Town Council

Historic market town

Chief Officer: David McGifford



14th May 2016

Dear Councillor

Planning Committee Meeting – Thursday 23rd June 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 23rd June 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 2nd June 2016 (copy enclosed).



Congleton
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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) Lists for week received 3rd and 10th June 2016 and deferred item (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 2nd 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)
Mrs S Akers Smith
Mrs A L Armitt
R Boston
G R Edwards
G P Hayes
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 D. S. Allen, P. Bates, J G Bagott, C. Booth, P. Broom, D. T. Brown, H Richards, Mrs E. Wardlaw and G. S. Williams.

2. MINUTES

PLN/1/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 7th April 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 Hayes declared a "non pecuniary" interest due to his membership of Cheshire East Council.

4. OUTSTANDING ITEMS

There were none.

5. PLANNING APPLICATIONS

PLN/2/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 8th April 2016

16/1428C	4 Lower Heath, Congleton CW12 1NJ	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1428C		
16/1572C	7 Danebank Avenue, Congleton, CW12 1NL	NO OBJECTION
16/1577C	Mossley Primary School, Boundary Lane, Congleton	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1577C		
16/1605C	62 Bankhouse Drive, Congleton CW12 2BL	NO OBJECTION
16/1613C	5 Nursery Lane, Congleton, CW12 3EX	NO OBJECTION
16/1615C	15 Beech Close, Congleton, CW12 4YL	NO OBJECTION
16/1652C	Land adj. 2 Tanhouse Yard, Congleton	REFUSE – DUE TO
-	Unauthorised construction in a conservation area	
-	Vehicular access to the dwellings is via two public car parking spaces causing potential issues for emergency services car owners and pedestrians	
-	To allow construction would set a precedent to other builders who may be considering starting builds without first having obtained permission	
Councillor Hayes declared a "non pecuniary" interest in application 16/1652C but left the room for the discussion on this item and did not vote		
Councillor Armitt declared a "non pecuniary" interest in application 16/1652C		
16/1686C	Land at Loachbrook Farm, Sandbach Road, Congleton	NO OBJECTION
16/1553D	4 Mill Street, Congleton, CW12 1AB	NO OBJECTION
16/1584D	Land Off Brook Street, Congleton	NO OBJECTION
16/1661D	19 Lower Meadow Drive, Congleton, CW12 4UX	NO OBJECTION
16/1626T	Heather Brae Mews, 57 Sandbach Road, Congleton	NO OBJECTION
		subject to usual conditions

Week ended 15th April 2016

16/1224C	9 Ruskin Road, Congleton, CW12 4EA	NO OBJECTION
16/1716C	Land off Windsor Place, Congleton, CW12 3ET	NO OBJECTION
Councillor Edwards declared a "non pecuniary" interest in application 16/1716C		
16/1748C	91 Longdown Road, Congleton, CW12 4QP	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1748C		
16/1753C	Peel Croft, Newcastle Road, Congleton, CW12 4HS	NO OBJECTION
16/1762C	Shakerley Arms, 7 – 9 Willow Street, Congleton, CW12	NO OBJECTION
Councillor Holland and Martin declared a "non pecuniary" interest in application 16/1762C		
16/1802C	50 Thames Close, Congleton, CW12 3RL	NO OBJECTION
16/1845C	Northern Dairies, Spring Street, Congleton	NO OBJECTION
16/1855C	34 Blackshaw Close, Congleton, CW12 3TB	NO OBJECTION

Week ended 22nd April 2016

16/1868C	2 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
16/1893C	30 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
16/1903C	65 Bankhouse Drive, Congleton, CW12 2BL	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1903C		
16/1933C	4 Mill Street, Congleton, CW12 1AB	NO OBJECTION
16/1950C	Land Off Brook Street, Congleton	NO OBJECTION
16/1894T	5 Truro Close, Congleton, CW12 3BD	NO OBJECTION
		subject to usual conditions
16/1906T	71 Park Lane, Congleton, CW12 3DD	NO OBJECTION
		subject to usual conditions
16/1787D	Former Sutherland Works, Bromley Road, Congleton	NO OBJECTION

Week ended 29th April 2016

16/1922C	Land East of Blackfirs Lane, Back Lane, Congleton	- To Support the objections of Somerford Parish Council
16/1992C	1 Cornwall Close, Congleton, CW12 3JZ	NO OBJECTION
16/1953D	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	NO OBJECTION
16/1982D	Mossley House, Biddulph Road, Congleton, CW12 3LQ	NO OBJECTION

Week ended 6th May 2016

16/2125C	5 Windermere Drive, Congleton, CW12 4JB	NO OBJECTION
Councillor Armitt declared a "non pecuniary" interest in application 16/2125C		
16/2130C	19 Norfolk Road, Congleton, CW12 1PA	NO OBJECTION
16/2144C	Horticultural Systems, Sprink Lane, Congleton, CW12	REFUSE DUE TO
- Development in the green belt		
- Highway issues		
- Lack of sustainability		
- Blot on the landscape		
- Clarification required regarding the unlawful usage of the land during the preceding twelve month period		
Councillor Barker declared a "non pecuniary" interest in application 16/2144C		
16/2171C	16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
16/2172C	12 – 16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
16/2191C	Old Saw Mill, River Street, Congleton, CW12 1HJ	NO OBJECTION
Councillors Edwards and Hayes declared a "non pecuniary" interest in application 16/2191C		
16/2209C	15 Stopsley Close, Congleton, CW12 4PB	NO OBJECTION
16/1697D	West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
16/1824M	Land North of Radnor, Bank Lane, Congleton	REFUSE DUE TO
- Insufficient employment land		
- Land to the north of the Link Road in not included in the Local Plan		

Week ended 20th May 2016

16/2011C	32 Valley View, Congleton, CW12 4EN	NO OBJECTION
16/2085C	55 West Street, Congleton, CW12	NO OBJECTION
Subject to the appearance of the new development being sympathetic in appearance with buildings in the local area and the adjacent conservation area. There were some concerns regarding car parking		
Councillor Hayes declared a "non pecuniary" interest in application 16/2085C		
16/2108C	15 Lamberts Lane, Congleton, CW12 3AU	NO OBJECTION
Councillors Holland and Hayes declared a "non pecuniary" interest in application 16/2108C		
16/2189C	Land West of Padgbury Lane, Congleton	REFUSE DUE TO
- The removal of phasing and the 8 meter buffer from the bank not the brook		
It was considered that the conditions in the previous application are relevant and should not be removed		
16/2332C	15 The Crescent, Congleton, CW12 4BQ	NO OBJECTION
16/2347C	Land Adj. to New Croft, 115A Canal Road, Congleton	NO OBJECTION
Subject to – concerns regarding access to the land, being opposite to the War Memorial Hospital, being addressed		
16/2382C	119 Buxton Road, Congleton, CW12 3PH	NO OBJECTION
Subject to complying with Green Belt Regulations		

Councillor Hayes declared a "non pecuniary" interest in application 16/2382C
 16/2394C 3 Derwent Drive, Congleton, CW12 3RN NO OBJECTION
 16/2429C 29 St. Peter's Road, Congleton, CW12 3RE NO OBJECTION
 16/2476C Tall Ash Cottage, 93 Buxton Road, Congleton, CW12 NO OBJECTION

Week ended 27th May 2016

16/2415C 24 Padgbury Lane, Congleton, CW12 4LP NO OBJECTION
 16/2488C Oak Lea, Crouch Lane, Congleton, CW12 3PT NO OBJECTION
Subject to clarification of green belt regulations and the new dwellings is built on the original footprint

Councillor Hayes declared a "non pecuniary" interest in application 16/2488C
 16/2494C 15 Heath Road, Congleton, CW12 4LF NO OBJECTION
 16/2510C 33 Somerset Close, Congleton, CW12 1SG NO OBJECTION
 16/2559C 16 Malhamdale Road, Congleton, CW12 2DA NO OBJECTION
 16/2591C 7 Jackson Road, Congleton, CW12 1NT NO OBJECTION

Additional Items

16/2292C Land West of Goldfinch Close, Congleton DEFER – DUE TO
 Insufficient time to consider the application. Cheshire East to be requested to extend the time limit to allow the Town Council to comments after the Planning Committee on 23rd June 2016.
 16/2290C 57 Howey Hill, Congleton, CW12 4AF NO OBJECTION
 Councillor Holland declared a "non pecuniary" interest in application 16/2290C
 16/2298C 18 Malvern Close, Congleton, CW12 4PD NO OBJECTION
 16/2148C Threeways, Pedley Lane, Congleton, CW12 3QD NO OBJECTION
 16/2257C Overlands, Pedley Lane, Congleton, CW12 3QD NO OBJECTION
 Councillors Holland and Hayes declared a "non pecuniary" interest in application 16/2257C
 16/2049C Rear of 54 Harvey Road, Congleton, CW12 2DJ NO OBJECTION
 16/2249C 24 Severn Close, Congleton, CW12 3RD NO OBJECTION

Councillors wished to record their thanks to Councillor Martin for all her work regarding the planning applications.

6. **PLANNING APPEALS**

None to report.

L. D. Barker – Chairman

Planning Applications Registered Weekly List
 Week Ending 03/06/16
SOUTH AREA

Application Deferred from Planning Committee 2.6.16

1

	App No	Registration Date	Ward
Delegated Agenda	16/2292C		Congleton West & East (2011)
Applicant	Seddon Homes		
Agent			
Location	Land West of Goldfinch Close, CONGLETON		
Proposal	Access Road		
Comments Deadline	8 June 2016		

2 *

	App No	Registration Date	Ward
Delegated Agenda	16/2574C	02 June 2016	Congleton West (2011)
Applicant	Morris Homes Ltd		
Agent			
Location	Land Off Brook Street Phase 2, BROOK STREET, CONGLETON		
Proposal	Variation of Condition 2 on approval of 14/0616C - Proposed Residential development of 16 no dwellings to vacant land north of Brook Street, Congleton. Proposed development is an extension to the existing approved scheme which has been designed to facilit		
Comments Deadline	07 July 2016		

Planning Applications Registered Weekly List
W/e 10/6/16

SOUTH AREA

3 *

	App No	Registration Date	Ward
Delegated Agenda	16/2514C	06 June 2016	Congleton East
Applicant	Mr Ross Makin		
Agent	Mr Patrick Sparkes		
Location	18, DERWENT DRIVE, CONGLETON, CW12 3RN		
Proposal	Two storey side extension with pitched roof.		
Comments Deadline	28 June 2016		

4 *

	App No	Registration Date	Ward
Delegated Agenda	16/2819C	08 June 2016	Congleton West (2011)
Applicant	Congleton High School		
Agent	Jay Ashall Partnership		
Location	CONGLETON HIGH SCHOOL, BOX LANE, CONGLETON, CW12 4NS		
Proposal	Construction of sports seating stand		
Comments Deadline	06 July 2016		

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	App No	Registration Date	Ward
Delegated Agenda	16/2854C	10 June 2016	Congleton East
Applicant	Mrs Jane Bowdenleigh		
Agent	Architectural Drafting Services		
Location	23, BAILEY CRESCENT, CONGLETON, CW12 2EN		
Proposal	Proposed single storey front extension and garage conversion along with the re-roofing of the flat roof, insertion of a velux window, altering the first floor door into a window, and new slim vertical side obscure windows.		
Comments Deadline	01 July 2016		

6 *

	App No	Registration Date	Ward
Delegated Agenda	16/2786D	07 June 2016	Congleton East
Applicant	Mrs M Harrison		
Agent	John Norfolk		
Location	58, PARK LANE, CONGLETON, CW12 3DD		
Proposal	Discharge of condition 4 and 5 on approval 15/5048C		
Comments Deadline	29 June 2016		

Planning Applications Registered Weekly List
W/e 10/6/16

7 *

	App No	Registration Date	Ward
Delegated Agenda	16/2818D	08 June 2016	Congleton East
Applicant	Mrs M Harrison		
Agent	John Norfolk		
Location	58, PARK LANE, CONGLETON, CW12 3DD		
Proposal	Discharge of conditions 5 and 6 on approval 15/1165C		
Comments Deadline	30 June 2016		

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	App No	Registration Date	Ward
	16/2799D	07 June 2016	Congleton West (2011)
Applicant	Siam Property Ltd		
Agent	Visualise		
Location	LAND TO THE REAR OF, 21, WEST STREET, CONGLETON		
Proposal	Discharge of conditions 3 & 5 on application 16/0267C -Demolish a former commercial (Carpet/floor covering etc) warehouse vacant for some 3 years following extensive fire damage and construct three one bed apartments.		
Comments Deadline			