



Congleton Town Council

Historic market town

Chief Officer: David McGifford

19th January 2017

Dear Councillor

Planning Committee Meeting – Thursday 26th January 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 26th January 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.

There will be a meeting of the Town Hall Committee after the Planning Committee, commencing at 7.30 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 5th January 2017 (copy enclosed).

Congleton
beartown
where friends are made

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

Tel: 01260 270350 Fax: 01260 280357

Email: info@congletontowncouncil.co.uk www.congleton-tc.gov.uk

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 received 6th and 13th January 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 5th JANUARY 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
J G Baggott
R Boston
G R Edwards
G P Hayes
Mrs S A Holland
Mrs A M Martin
Mrs J D Parry
H Richards
E Wardlaw
G S Williams

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs A. L. Armit, Mrs D. S. Allen, P. Bates, C. Booth, D. T. Brown and Mrs A. Morrison.

2. MINUTES

PLN/18/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 17th November 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, Hayes, Wardlaw and Williams declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. OUTSTANDING ITEMS

There were none.

5. PLANNING APPLICATIONS

PLN/19/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 18th November 2016

16/5391C	Land adj Pump House, Forge Lane, Congleton, CW12	NO OBJECTION
16/5486C	Overlands, Cherry Lane, Congleton, CW12 3QU	NO OBJECTION
Councillors Edwards, Hayes, Holland and Wardlaw declared a "non pecuniary" interest in application 16/5486C		
16/5514C	9 Mereside Avenue, Congleton, CW12 4JZ	NO OBJECTION
16/5521C	Grove Inn, Manchester Road, Congleton, CW12 1NP	DECISION
SUPERCEDED BY APPLICATION 16/5788C		
Councillors Barker, Hayes and Martin declared a "non pecuniary" interest in application 16/5521C		
16/5524C	85 Canal Street, Congleton, CW12 4AE	NO OBJECTION
16/5530C	11 Bradwell Grove, Congleton, CW12 3HD	NO OBJECTION
16/5568C	8 Oakworth Close, Congleton, CW12 4UU	NO OBJECTION
16/5601T	33 Hulton Close, Congleton, CW12 3TF	NO OBJECTION
		subject to usual conditions
16/5120D	Land Off Windsor Place, Congleton	NO OBJECTION

Week ended 25th November 2016

16/5242C	Heath Farm, Padgbury Lane, Congleton, CW12 4LR	NO OBJECTION
16/5583C	Lawton House Surgery, Bromley Road, Congleton, CW12	NO OBJECTION
Councillors Edwards, Hayes and Wardlaw declared a "non pecuniary" interest in application 16/5583C		
16/5711C	20 Isis Close, Congleton, CW12 3RT	NO OBJECTION
16/5643D	87A Woolston Avenue, Congleton, CW12 3ED	NO OBJECTION

Week ended 2nd December 2016

16/5659C	The Vaults, 5 Little Street, Congleton, CW12 1AR	NO OBJECTION
16/5660C	The Vaults, 5 Little Street, Congleton, CW12 1AR	NO OBJECTION
16/5755C	20 Cumberland Road, Congleton, CW12 4PH	NO OBJECTION
16/5706T	12 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
		subject to usual conditions
16/5727T	10 Valley View, Congleton, CW12 4EN	NO OBJECTION
		subject to usual conditions

Week ended 9th December 2016

16/5733C	5 Wagg Street, Congleton, CW12 4BA	NO OBJECTION –
subject to the development complying with Building Regulations		
16/5788C	Grove Inn, Manchester Road, Congleton, CW12 1NP	REFUSE due to the following –
- Roof line too high		
- Obtrusive and overbearing		
Councillors Barker, Hayes and Martin declared a "non pecuniary" interest in application 16/5788C		
16/5878C	11 Bridge Street, Congleton, CW12 1AY	NO OBJECTION
16/5883C	Forge Mill, Forge Lane, Congleton, CW12 4HF	NO OBJECTION
16/5913C	Shieling House, 20 Lamberts Lane, Congleton CW12 3AU	NO OBJECTION
16/5916C	8 Grosvenor Road, Congleton, CW12 4PG	NO OBJECTION
16/5909T	5 Oakmont Close, Congleton, CW12 3GU	NO OBJECTION
		subject to usual conditions
Councillor Hayes declared a "non pecuniary" interest in application 16/5909T		

16/5945T	18 Barnett Grove, Congleton, CW12 4WF	NO OBJECTION subject to usual conditions
16/5946T	2 Woburn Drive, Congleton, CW12 3SS	NO OBJECTION subject to usual conditions
16/5632D	Forge Mill, Forge Lane, Congleton, CW12 4HF	NO OBJECTION
16/5905D	Land Off Goldfinch Close, Congleton, CW12	NO OBJECTION

Week ended 16th December 2016

16/5953C	Brookhouse Farm, Brookhouse Lane, Congleton	REFUSE due to the
following –		
- Excessive number of properties		
- Highway and accessibility issues		
- Concerns regarding the septic tank provision		
16/5977C	Hoofridge Farm, Brookhouse Lane, Congleton	NO OBJECTION

Week ended 23^h December 2016

16/6051C	Wood Farm, Wood Lane, Congleton, CW12 3PU	REFUSE – due to
the new building being in the green belt		
16/6080C	Heath Farm, Padgbury Lane, Congleton, CW12 4LR	NO OBJECTION
16/6174C	116 West Road, Congleton, CW12 4EU	REFUSE due to the
following –		
- Driveway not conducive with fast flowing traffic		
- Highway safety concerns		
- Approval would set a dangerous precedent for nearby properties		
- This is a repeat application		
16/6200C	1 Park Road, Congleton, CW12 1DS	NO OBJECTION
16/3416D	The Quinta Primary School, Ullswater Road, Congleton	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/3416D		

6. PLANNING APPEALS

None to report.

Councillors wished to record their thanks to Councillor Martin for her work providing information to the Committee.

L. D. Barker – Chairman

Planning Applications Registered Weekly List
W/e 06.01.2017

SOUTH AREA

1 *

Delegated Agenda	App No 16/6113C	Registration Date 19 December 2016	Ward Congleton West (2011)
Applicant	Laurus Homes / Seddon Construction		
Agent	Bernard Taylor Partnership Ltd		
Location	Land Off, BIGGS WAY, CONGLETON		
Proposal	Reserved matters application for approval of details of the access, appearance, landscaping, layout and scale (the reserved matters) relating to outline consent 13/0922C comprising of 49 no. dwellings with individual gardens and parking spaces and constru		
Comments Deadline	09 February 2017		

2 *

Delegated Agenda	App No 16/6117C	Registration Date 19 December 2016	Ward Congleton West (2011)
Applicant	Laurus Homes / Seddon Construction		
Agent	Bernard Taylor Partnership Ltd		
Location	Land Off, MANCHESTER ROAD, CONGLETON		
Proposal	Reserved matters application for approval of details of the access, appearance, landscaping, layout and scale (the reserved matters) relating to outline consent reference 13/0918C comprising 45 no. dwellings with individual gardens and parking spaces and		
Comments Deadline	09 February 2017		

3 *

Delegated Agenda	App No 16/6184C	Registration Date 21 December 2016	Ward Congleton East
Applicant	Mr & Mrs M Ryder		
Agent	Worthington Ashworth Jackson Walker		
Location	Crossley Hall, Peover Lane, Congleton, Cheshire, CW12 3QH		
Proposal	Proposed refurbishment and extension of a Grade II listed Hall, including the demolition of a detached single storey garage and construction of a new single storey garage to the rear, with landscaping of the domestic curtilage and realignment of the exist		
Comments Deadline	02 February 2017		

4 *

Delegated Agenda	App No 16/6185C	Registration Date 21 December 2016	Ward Congleton East
Applicant	Mr & Mrs M Ryder		
Agent	Worthington Ashworth Jackson Walker		
Location	Crossley Hall, Peover Lane, Congleton, Cheshire, CW12 3QH		
Proposal	Listed Building Consent for proposed refurbishment and extension of a Grade II listed Hall, including the demolition of a detached single storey garage and construction of a new single storey garage to the rear, with landscaping of the domestic curtilage		
Comments Deadline	02 February 2017		

Planning Applications Registered Weekly List
W/e 06.01.2017

5 *

	App No	Registration Date	Ward
Delegated Agenda	16/6230C	23 December 2016	Congleton East
Applicant	Mr N Kiely		
Agent	Archtrend Design		
Location	WINDYWAYS, CANAL ROAD, CONGLETON, CW12 3AT		
Proposal	Detached garage in rear garden (retrospective).		
Comments Deadline	01 February 2017		

6 *

	App No	Registration Date	Ward
	17/0037C	03 January 2017	Congleton West (2011)
Applicant	Ben Dobson		
Agent	Blu Room Architecture		
Location	9, Kent Drive, Congleton, CW12 1SD		
Proposal	First floor extension above existing garage.		
Comments Deadline	24 January 2017		

Planning Applications Registered Weekly List
Week Ending 13.01.2017

SOUTH AREA

7 *

	App No	Registration Date	Ward
Delegated Agenda	16/6086C	11 January 2017	Congleton West (2011)
Applicant	The Hollins Murray Group Limited		
Agent	Weir & Co		
Location	WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB		
Proposal	Variation of condition 2 to approved application 15/4893C - Demolition of existing units and construction of three new retail units.		
Comments Deadline	01 February 2017		

8

	App No	Registration Date	Ward
01.03.17 - Southern Planning Committee	16/6144C	22 December 2016	Congleton West & East (2011)
Applicant	Seddon Homes Ltd		
Agent	Indigo Planning		
Location	LAND WEST OF GOLDFINCH CLOSE, CONGLETON		
Proposal	Reserved Matters application (appearance, landscaping, layout & scale) following approved Outline application 13/3517C - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure.		
Comments Deadline	09 February 2017		

9 *

	App No	Registration Date	Ward
Delegated Agenda	17/0034C	09 January 2017	Congleton West (2011)
Applicant	Mr & Mrs Stevens		
Agent	DSJ Private Clients		
Location	28, NEWCASTLE ROAD, CONGLETON, CHESHIRE, CW12 4HJ		
Proposal	Two storey side and single storey rear extension(s)		
Comments Deadline	02 February 2017		

10 *

	App No	Registration Date	Ward
Delegated Agenda	17/0172C	12 January 2017	Congleton West (2011)
Applicant	Redrow Homes NW		
Agent			
Location	Land Off, MACCLESFIELD ROAD, CONGLETON		
Proposal	Advertisement; road side 'V' board		
Comments Deadline	02 February 2017		

**Planning Applications Registered Weekly List
Week Ending 13.01.2017**

11

	App No	Registration Date	Ward
Delegated Agenda	17/0178C	11 January 2017	Congleton West (2011)
Applicant	Mr W Jones		
Agent	PLANDESIGNS4U		
Location	PORTLAND, NEWCASTLE ROAD, ASTBURY, CHESHIRE, CW12 4HR		
Proposal	Alterations to existing bungalow to form new dormer bungalow.		
Comments Deadline	03 February 2017		

12 *

	App No	Registration Date	Ward
Delegated Agenda	17/0176T	12 January 2017	Congleton East
Applicant	Mrs Brenda Bamber		
Agent			
Location	Oak House, 2A, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3HZ		
Proposal	Oak tree T4 - Reduce by 25% and shape crown		
Comments Deadline	02 February 2017		
Comments Deadline	11 January 2017		
