



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



21<sup>st</sup> January 2016

Dear Councillor

## Planning Committee Meeting – Thursday 28<sup>th</sup> January 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 28<sup>th</sup> January 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.

**There will be a presentation by Walsingham Planning prior to the Planning Committee, commencing at 6.30 p.m. Information attached.**

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 7<sup>th</sup> January 2016 (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) Lists for week received 12<sup>th</sup> January 2016 and week ending 15<sup>th</sup> January 2016 (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. Update on Planning Appeal

To receive an update from Councillor Morrison on the Seddon Planning Appeal. (Information to follow).

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

**CONGLETON TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 7<sup>th</sup> JANUARY 2016**

**PRESENT**

Councillor Mrs A M Martin (Vice Chairman – In the Chair)  
N Adams  
Mrs S Akers Smith  
Mrs D S Allen  
J G Baggott  
R Boston  
C Booth  
P Broom  
D T Brown  
Mrs S A Holland  
Mrs A E Morrison  
Mrs J D Parry  
Mrs E Wardlaw

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. A. L. Armitt, L. D. Barker, P. Bates, G. R. Edwards, G. P. Hayes, H. Richards and G. S. Williams.

**2. MINUTES**

PLN/17/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 19<sup>th</sup> November 2015 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 Bagott 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/18/1516 RESOLVED: That the following comments be made to Cheshire East Borough Council:

### **Week ended 20<sup>th</sup> November 2015**

15/5048C	58 Park Lane, Congleton, CW12 3DD	NO OBJECTION
15/5174C	1 Birch Court, Congleton, CW12 4PL	NO OBJECTION
15/5255C	10 Greenacres Road, Congleton, CW12 4LS	NO OBJECTION

### **Week ended 27<sup>th</sup> November 2015**

15/5144C	14 The Moorings, Congleton, CW12 3RF	NO OBJECTION
15/5163C	Specsavers, 3A Bridestones, Victoria Street, Congleton	NO OBJECTION
15/5309C	Counting House, 18 Swan Bank, Congleton, CW12 1AH	NO OBJECTION
15/5310C	Counting House, 18 Swan Bank, Congleton, CW12 1AH	NO OBJECTION
15/5313C	The Paddock, Tunstall Road, Congleton, CW12 3PW	REFUSE – DUE TO
<ol style="list-style-type: none"><li>1. Insufficient justification has been advanced to substantiate the need for the siting of a temporary dwelling in an area of natural beauty</li><li>2. There is concern at the proposed site on health and safety grounds because of its close proximity to odours emitting from nearby cattle sheds.</li></ol>		
15/5337C	Oakridge, 4 Nathan Meadows, Congleton, CW12 3GR	NO OBJECTION
15/5343C	Land rear of 27/20 Lawton Street, Congleton, CW12 1RU	REFUSE – DUE TO
<ol style="list-style-type: none"><li>1. The proposed plans are being submitted in a Conservation area and are not appropriate to the style, character and quality of the surrounding buildings</li><li>2. Historical context will be diminished</li><li>3. Negative impact on nearby homes and the bathhouse</li><li>4. The access to the site is unsuitable being barely wide enough to allow single vehicle access. It is also a public right of way heavily used by pedestrians with no provision for a pedestrian footpath.</li><li>5. Environmental issues regarding badgers</li></ol>		
15/5344C	56 Leek Road, Congleton, CW12 3HU	NO OBJECTION
15/5282T	6, 8, 10, 40, 42 & 44 Swan Street, Congleton, CW12 4BW	REFUSE – DUE TO
Insufficient information has been submitted with the application in order to assess the need to cut branches and remove a tree.		

### **Week ended 4<sup>th</sup> December 2015**

15/5330C	4 Worsley Drive, Congleton, CW12 3TT	NO OBJECTION
15/5380C	61 Bath Vale, Congleton, CW12 2HF	NO OBJECTION
15/5452C	Brooklands House, Padgbury Lane, Congleton, CW12	NO OBJECTION

### **Week ended 11<sup>th</sup> December 2015**

15/5480C	Wood Farm, Wood Lane, Congleton, CW12 3 PU	NO OBJECTION
15/5458D	Irlam House, Brookhouse Lane, Congleton, CW12 3QP	NO OBJECTION
15/5459D	Brooklands House, Padgbury Lane, Congleton, CW12	NO OBJECTION

### **Week ended 18<sup>th</sup> December 2015**

15/5522C	Lawton House Surgery, Bromley Road, Congleton	NO OBJECTION
<b>Subject to</b> design conforming to the standard guidelines issued by Cheshire East Council		
Councillor C. Booth declared a "non pecuniary" interest in application 15/5522C		

15/5560C	69 Manchester Road, Congleton, CW12 2HT	NO OBJECTION
15/5695C	1 Campbell Close, Congleton, CW12 2BQ	NO OBJECTION
15/5701C	19 Bridge Street, Congleton, CW12 1AS	NO OBJECTION

**Subject to** the provision of disabled access  
 Councillors Mrs Holland and Mrs Wardlaw declared a "non pecuniary" interest in application 15/5701C as the applicant is a Town Councillor

#### **Additional Items**

15/5470C	118 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION
15/5616C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	<b>REFUSE – DUE TO</b>
insufficient information has been submitted with the application in order to assess the visual impact of the proposed agricultural building on the amenity use of the canal		
15/5741C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	<b>REFUSE – DUE TO</b>
The change of use from an agricultural building is unnecessary because it is located in an area where planning permission has been granted for 230 houses making more than sufficient provision of available dwellings		
15/5744C	Higher Bent Farm, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
15/5762C	21 Bailey Crescent, Congleton, CW12 2EN	NO OBJECTION
15/5770D	78 Holmes Chapel Road, Congleton, CW12 4NG	NO OBJECTION
15/5793C	5 Arnside Avenue, Congleton, CW12 4HY	NO OBJECTION
15/5798C	Quarry Cottage, Tunstall Road, Congleton, CW12 3PW	NO OBJECTION

#### **6. PLANNING APPEALS**

The following Planning Appeal was noted -

Appeal Ref – APP/RO660/A/14/2228681 – Land West of Goldfinch Close – to note the Appeal Decision to grant permission for the erection of up to 230 dwellings.

#### **7. CHESHIRE EAST PLANNING MEETINGS AND PLANNING APPEALS**

PLN/19/1516 RESOLVED – To appoint two Deputies to represent the Town Council at Cheshire East meetings and Planning Appeals – Mrs Morrison for the East Ward and Mrs Martin for the West Ward

#### **8. LETTER TO SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT**

It was reported that a letter had been received dated 21<sup>st</sup> December 2015 from the Brandon Lewis M.P., Minister of State for Communities and Local Government which was received.

Mrs A. M. Martin – Vice Chairman

## Planning Applications Registered Weekly List W/E 25.12.15 Rec 12.1.16

### SOUTH AREA

1 \*

	App No	Registration Date	Ward
Delegated Agenda	15/5756C	18 December 2015	Congleton West (2011)
Applicant	Xafinity Pension Trustees Ltd		
Agent	VWB Architects		
Location	UNIT 2-4, Radnor Park Industrial Centre, RADNOR PARK, CONGLETON, CW12 4XE		
Proposal	Variation of Condition 2, 4 & 5 on application 14/5111C - Construction of two industrial buildings, hardstanding, external bunkers and car parking on vacant industrial land		
Comments Deadline	13 January 2016		

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**Planning Applications Registered Weekly List**  
**W/e 15.01.2016**

**SOUTH AREA**

**2**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>15/5846C</b>	04 January 2016		Congleton East
<b>Applicant</b>	Mr Peter Hudson			
<b>Agent</b>				
<b>Location</b>	TALL ASH FARM TRIANGLE, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY			
<b>Proposal</b>	Construction of three new residential dwellings (Resubmission of Application Reference 12/4082C)			
<b>Comments Deadline</b>	11 February 2016			

**3**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0068C</b>	05 January 2016		Congleton East
<b>Applicant</b>	Cheshire County Properties			
<b>Agent</b>	Knights Professional Services Ltd			
<b>Location</b>	EDWARDS MILL, HATTER STREET, CONGLETON, CW12 1QQ			
<b>Proposal</b>	Resubmission of 15/1280C - Erection of an extension to the east elevation (at the first and second floor level) to provide 2no. apartments with associated works			
<b>Comments Deadline</b>	03 February 2016			

**4 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0144C</b>	12 January 2016		Congleton West (2011)
<b>Applicant</b>	Mr & Mrs R Woodward			
<b>Agent</b>				
<b>Location</b>	5, BROOKLANDS ROAD, CONGLETON, CHESHIRE, CW12 4LT			
<b>Proposal</b>	Proposed two storey side extension and single storey rear extension			
<b>Comments Deadline</b>	05 February 2016			

**5 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0148C</b>	11 January 2016		Congleton West (2011)
<b>Applicant</b>	Williams & Glyn			
<b>Agent</b>	Pearce Signs Ltd			
<b>Location</b>	56, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BB			
<b>Proposal</b>	Advertisement consent for replacement signage			
<b>Comments Deadline</b>	04 February 2016			

**6 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0193C</b>	13 January 2016		Congleton East
<b>Applicant</b>	Miss Cathryn Barton			
<b>Agent</b>	Mr Peter Hargreaves			
<b>Location</b>	49, MOSS ROAD, CONGLETON, CW12 3BN			
<b>Proposal</b>	Non material amendment to application 14/5083C - Demolition of kitchen, front bay window, garage and outbuildings. Construction of single storey rear and side extensions and new garage			
<b>Comments Deadline</b>				

**Planning Applications Registered Weekly List**  
**W/e 15.01.2016**

**7 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0202C</b>	13 January 2016		Congleton East
<b>Applicant</b>	Mr Jonathan Turner			
<b>Agent</b>	BWP			
<b>Location</b>	24, PARK LANE, CONGLETON, CW12 3DG			
<b>Proposal</b>	Two storey extension and single storey extension to rear of property. Relocation of front door to front elevation and construction of porch over front entrance door			
<b>Comments Deadline</b>	18 February 2016			

**8**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0011T</b>	04 January 2016		Congleton West (2011)
<b>Applicant</b>	Nortek (MHE) Ltd.			
<b>Agent</b>	Ruth Tothill			
<b>Location</b>	Vale Mill, PRIESTY FIELDS, CONGLETON, CW12 4AQ			
<b>Proposal</b>	Fell three Sycamore trees and one Ash tree			
<b>Comments Deadline</b>				

**9 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
	<b>16/0175T</b>	12 January 2016		Congleton East
<b>Applicant</b>	Mr & Mrs Shenton			
<b>Agent</b>				
<b>Location</b>	28, LINKSWAY, CONGLETON, CW12 3BS			
<b>Proposal</b>	Fell two Oak Trees			
<b>Comments Deadline</b>				

**10 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>15/5837D</b>	07 January 2016		Congleton West (2011)
<b>Applicant</b>	Xafinity Pension Trustees Ltd			
<b>Agent</b>	VWB Architects			
<b>Location</b>	UNIT 2-4, Radnor Park Industrial Centre, RADNOR PARK, CONGLETON, CW12 4XE			
<b>Proposal</b>	Discharge of condition 4 on application 14/5111C			
<b>Comments Deadline</b>				

**11**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
	<b>16/0180D</b>	12 January 2016		Congleton East
<b>Applicant</b>	Peter Hudson			
<b>Agent</b>				
<b>Location</b>	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY			
<b>Proposal</b>	Discharge of Conditions 7, 8, 10, 12, 13, 14, 15 and 16 on Approved Application 12/4082C.			
<b>Comments Deadline</b>				

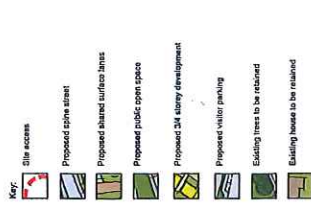


# Back Lane, Congleton.

This site plan illustrates the proposed development for Back Lane, Congleton. The plan is divided into several key zones:

- PROPOSED RESIDENTIAL AREA:** Located in the upper left and right portions of the plan, featuring clusters of houses and green spaces.
- PROPOSED EMPLOYMENT AREA:** Situated in the lower left and upper right, designated for commercial and industrial use.
- PROPOSED PRIMARY SCHOOL:** A large yellow-shaded area in the lower center, intended for educational purposes.
- PLAYING FIELDS:** A green-shaded area in the lower right, designated for recreational use.
- Public Open Space:** A central green area within the residential zone, providing a communal outdoor space.

The plan also shows the layout of **PROPOSED CONGLETON LINK ROAD** and **BACK LANE**, along with various green spaces and landscaping elements. A red line outlines the boundary of the development area.

[illegible]



A circle with a horizontal diameter and a vertical radius. The center is labeled 'z'.

