



Congleton Town Council

Historic market town

Chief Officer: David McGifford

21st September 2017

Dear Councillor

Planning Committee Meeting – Thursday 28th September 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 28th September 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

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 17th August 2017 (copy enclosed).



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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 weeks 21st, 28th August & 4 & 11th September 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 17th AUGUST 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)
J G Baggott
R Boston
C H Booth
D T Brown
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, Mrs A Armitt, P. Bates, G R Edwards, Mrs S A Holland, E Wardlaw and G S Williams.

2. MINUTES

PLN/40/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 20th July 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.

Councillors Baggott declared a "non pecuniary" interest due to his 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 Barker declared a "non pecuniary" interest in application number 17/4130C. He stated that although the interest was "non pecuniary" he would vacate the chair and leave the room while the item was discussed.

4. OUTSTANDING ITEMS

The Chief Officer reported that the two items of correspondence to Cheshire East requested from previous meeting are still to be actioned.

17/3258C – Letter to Ainsley Arnold

PLN 39/1617 – Letter to Cheshire East regarding a road at Greenfield Estate

5. PLANNING APPLICATIONS

PLN/41/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly list 17th July 2017

17/3773C 17 Longdown Road, Congleton, CW12 4QH NO OBJECTION
17/3703C Land at Forge Mill, Forge Lane, Congleton, CW12 4HF REFUSE – due to the following –

- Open countryside
- River and wildlife corridor
- Not a strategic site in the Local Plan

Note Cheshire East Policy SE6

The Chief Officer was requested to write to Cheshire East Enforcement Officers to inform them about a breach of previous application 16/0836C regarding the pond.

Jenny Unsworth, on behalf of Protect Congleton and the Neighbourhood Plan Housing Group, spoke with objections to application 17/3703C

Councillor Brown declared a "non pecuniary" interest in application number 17/3703C due to his membership of Cheshire East and did not vote on this item.

Weekly List 21st July 2017

17/3404C 13 Coronation Road, Congleton, CW12 3HA NO OBJECTION
17/3585C 1 Beech Close, Congleton, CW12 4YL NO OBJECTION
17/3711C 9 Bridge Street, Congleton, CW12 1AY NO OBJECTION
17/3717C 24 Westholme Close, Congleton, CW12 4FZ NO OBJECTION
17/3729C 62 Hawthorne Close, Congleton, CW12 4UF NO OBJECTION

Weekly List 24th July 2017

17/3786D Mossley School, Boundary Lane, Congleton, CW12 3JA NO OBJECTION
17/3902T 4 Hillesden Rise, Congleton, CW12 3DR NO OBJECTION
Subject to usual conditions
17/3911T 15 Moody Street, Congleton, CW12 4AN Refer the decision
to Cheshire East Landscape Officer to make the decision
17/3688C Cranberry Gardens, Macclesfield Road, Congleton REFUSE – objection
to the tree being felled for the benefit of a straight path. Propose a bend in the path that is suitable for both cycling and a footpath.
17/3358C Peover Lane, Congleton NO OBJECTION –
subject to adequate soundproofing of the dwelling due to the close proximity of the railway line
17/3812C 38 Daisybank Drive, Congleton, CW12 1LX NO OBJECTION
17/3184C Tommy's Lane, Congleton, CW12 REFUSE due to the following –

- The need to move the line of Tommy's Lane
- Lack of information on how the houses would fit into the space
- The impact on wildlife and trees and biodiversity
- Not in the Local Plan
- Highway and safety issues
- Traffic generation
- Vehicular access
- Adequacy of parking
- Loss of important trees
- Landscaping
- Nature Conservation
- Risk of flooding

Additional Items

17/3808C	Land West of Padgbury Lane, Congleton	REFUSE –
	on the grounds that the appeal conditions should be complied with	
17/3863C	47 Rood Hill, Congleton	NO OBJECTION
17/4031C	Vale Business Centre, Priestly Fields, Congleton	REFUSE –
	Due to the following –	
	- Overbearing on surrounding properties	
	- Design, visual appearance and materials	
	- Overshadowing/loss of outlook	
	- Overlooking and loss of privacy	
	- Noise and disturbance from use	
	- Highway and safety issues	
	- Traffic generation	
	- Vehicular access	
	- Adequacy of parking	
	- Inappropriate in a conservation area	
17/3982C	War Memorial Site, Lawton Street, Congleton	NO OBJECTION –
	subject to the site having full disabled access and that appropriate materials being used.	
	Every effort should be made to ensure that due respect is made to current memorabilia	
17/4003C	Canal Bridge No. 67, Harvey Road, Buglawton, Congleton	NO OBJECTION
17/4059C	81 Lower Heath, Congleton, CW12 1NJ	NO OBJECTION
17/4130C	Land Off Sprink Lane, Congleton	NO OBJECTION
	Councillor Barker declared a “non pecuniary” interest in application number 17/4130C. He vacated the chair, left the room and did not vote. The Vice Chairman took the Chair for this item	
17/4146C	19 – 21 High Street, Congleton	NO OBJECTION
17/4172C	35 Buxton Road, Congleton	DEFER to next

Planning Committee

6. PLANNING APPEALS

The following were noted -

16/0798C – Vale Business Centre – Appeal dismissed

PLN/42/1617 RESOLVED – that the following statement be submitted to the Planning Inspector
Appeal APP/RO660/W/17/3178234 on Application 16/3286C –
130 Holmes Chapel Road - Congleton

The proposed development is not being in keeping with the area.

This part of the housing estate was built on four green fields that had belonged to the Congleton Inclosure Trust, a local charity which was set up to administer the common land. In recent times it has been selling off land and using the proceeds to make grants to community projects. In order to ensure that its land was used for high-quality housing, the Inclosure Trust placed restrictive covenants on the plots to prevent building at too high a density. The restrictive covenant on the “Pegasus” plot allows only one dwelling on the site, with its design to be approved by the Inclosure Trust. The rest of the four fields were restricted to a maximum of 160 dwellings overall. Each of the four corner plots on the main road is occupied by a single bungalow.

The result of these covenants is clear if you walk round the estate. The scale is generous. Even 3-bedroom semi-detached houses each a wide window both upstairs and down. They have a double-width entrance, allowing a side-panel with windows beside the front door, replaced in many instances by a fancy porch. Each house has a garage, allowing a two-storey side extension to be built if required. In addition to parking space, they have well-kept front gardens, with beds beside the footpath. By contrast the houses proposed for the “Pegasus” site have windows only half as wide. The front entrance is just the width of one door. There is no garage, nor any space to build one. The scale is mean and allows no scope for future extension, other

than into the small back garden. Apart from narrow bed for flowers or shrubs along the front of the house, there was no room for any front garden.

The improved visual design submitted recently does not solve the problem of a scale and density that is incompatible with the neighbourhood. Even with the small increase in size, the proposed houses are only 7m wide and are to be built on plots only 8m wide, but the existing semi-detached houses on Delamere Road are 9m wide and are built on plots more than 10m wide. This makes them 25% wider than the proposed houses. The five neighbouring houses on Holmes Chapel Road are on average nearly twice as wide as the proposed houses, with several metres of separation between them. If the proposed houses were of the same scale and density as nearby semis, there would only be room for three houses on the site. That would allow the end house to be a detached house facing Holmes Chapel Road, a much more attractive aspect. Incidentally, the high density housing behind Delamere Road is social housing for disabled people on Chatsworth Drive, built when the Isolation Hospital was closed down. It cannot be described as part of this neighbourhood and is not comparable.

This is a neighbourhood to be proud of; that is why so many residents have taken the trouble to object to this proposal, which would set a precedent for the erosion of an attractive area by speculative developments. The Neighbourhood Plan Housing team has surveyed our estate agents and established that, because of our aging population, bungalows are in high demand. We do not want people buying them up in order to demolish the bungalow and cram the site full of little family houses, of which we already have an adequate supply.

L. D. Barker – Chairman

Deferred Item

Planning Ref	Proposal	Location	Status	Decision	Date Received	Date Decided
1 17/4172C	Erection of single storey side extension and detached single storey studio building.	35 Buxton Road, Congleton	Registered with Case Officer	Unknown		6.9.17

Weekly List for 21 August 2017

Planning Ref	Proposal	Location
2 * 17/4318C	Proposed Two Temporary Buildings (Office & Cafe)	Astbury Mere Country Park, SANDY LANE, CONGLETON
3 * 17/4400T	Tree works to Oak tree to reduce crown by 25%	LAND CROSSFIELDS LANE, CONGLETON
4 17/4325C	Conversion of single storey redundant agricultural building	Land holding rear of, 50 Boundary Lane, Mossley, Congleton, CW12 3JA
5 * 17/4350 D	Discharge of conditions 3, 7, 9 and 11. of existing permission 16/3973C ; Proposed demolition of agricultural building and the conversion and extension of two barns to form one dwelling.	Rainow Farm, UNDER RAINOW ROAD, CONGLETON, CW12 3PL
6 * 17/4348 D	Discharge of conditions 4, 7, 9, 11, 12, 16 & 17 on a approval 17/0253C - Residential development (Use Class C3) comprising 29 affordable dwellings incorporating 12 no. 3 bed houses, and 13 no. two bed houses and 4 no. one bed maisonettes with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Back Lane.	Land at Radnor Park Industrial Estate, BACK LANE, CONGLETON
7 * 17/4050C	Proposed single storey rear and double storey side extension	2, RUSKIN ROAD, CONGLETON, CW12 4EA
8 * 17/4252 D	Discharge of condition 6 on application 17/2121C - Proposed refurbishment, conversion and extension to building	ALDERS FARM, DIAL LANE, CONGLETON, CHESHIRE, CW12 3QN
9 * 17/4333C	Demolition and rebuild of existing flat roofed single storey side extension + proposed two storey side / front extension	19, AMBLESIDE COURT, CONGLETON, CHESHIRE, CW12 4HZ

Weekly List for 28 August 2017

Planning Ref	Proposal	Location
10 * 17/4475T	Large Oak tree in back garden. Prune back lateral branches to 3m away from house. Also to lift 8 hanging canopy branches and to remove dead wood from the canopy	22, MEAKIN CLOSE, CONGLETON, CHESHIRE, CW12 3TG
11 * 17/4450D	Discharge of conditions 4, 5, 6 & 11 of existing permission 14/1680C; Outline application for residential development comprising up to 96no. dwellings including access	Land Between Manchester Road and Giantsw, Land Between Manchester Road and Giantswood Lane, Hulme Walfield, Congleton
12 * 17/4450D	Discharge of conditions 4, 5, 6 & 11 of existing permission 14/1680C; Outline application for residential development comprising up to 96no. dwellings including access	Land Between Manchester Road and Giantsw, Land Between Manchester Road and Giantswood Lane, Hulme Walfield, Congleton
13 17/4323C	Proposed erection of new dwelling	LAND BEHIND 54, WEST STREET, CONGLETON, CW12 1JY
14 * 17/4374C	Proposed rear extension comprising new single storey infill lean-to and rebuilding of two storey rear outrigger including internal alterations	25, HOWEY HILL, CONGLETON, CW12 4AF
15 * 17/4437C	Non material amendment relating to 15/4089C	FORMER SUTHERLAND WORKS, BROMLEY ROAD, CONGLETON, CHESHIRE

Weekly List for 4 September 2017

Planning Ref	Proposal	Location
16 * 17/4565C	Proposed raising of main roof and altering roof pitch to form additional internal space for storage. Proposed first floor extension to offices to form additional office, meeting room, storage and toilets	UNIT 1, EATON TRADING ESTATE, RIVERDANE ROAD, CONGLETON, CW12 1PN
17 * 17/4586C	Plot replacement application to change house type from that approved	The Pump House, Forge Lane, Congleton, Cheshire, CW12 4HF

18 * 17/4642C	Proposed single storey rear extension	2, ANNAN CLOSE, CONGLETON, CW12 3RZ
19 * 17/4650T	Tree works to Oak tree to remove one third (crown reduction 3m minimum)	7, BRADBURY GARDENS, CONGLETON, CW12 3SR
20 * 17/4664T	Fell dead monkey puzzle tree and replant space with monkey puzzle tree.	92, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD
21 * 17/4468C	Certificate of Lawful Proposed Use for an extension of existing two storey gable and new two storey rear infill extension projecting maximum 3 metres from original wall.	Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB
22 * 17/4533C	1 x fascia advert over the shop frontage	Unit 1, West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB

Weekly List for 11 September 2017

Planning Ref	Proposal	Location	Status
23 17/4741C	Single dwelling	Land to the rear of 72, Lawton Street, Congleton, CW12 1RS	Registered with Case Officer
24 * 17/4742C	Single storey side extension to form garage and study to dwelling.	House to the rear of 134 Canal Road, Congleton, Cheshire, CW12 3AT	Registered/Unallocated
25 * 17/4769C	Non-material amendment to application 17/0846C	Bakers Villas, WAGG STREET, CONGLETON	Registered/Unallocated
26 * 17/4655T	Three oak trees (T1, T2 & T3) consist of crown thinning, crown balance and pruning back from over the property. The crown thinning will be under 30% of each tree	MEADOW VIEW, MANOR HOUSE LANE, CONGLETON, CHESHIRE, CW12 4AZ	Registered/Unallocated
27 * 17/4733C	Listed building consent for conversion of existing flat into three bedroom apartment over the existing pizzeria, and change of use of existing listed derelict building to a three/four bedroom, two bathroom townhouse	12-16, ROOD HILL, CONGLETON, CHESHIRE, CW12 1LQ	Registered with Case Officer

<p>28 * 17/4558C</p>	<p>Reserved Matters application following Outline Planning Permission under Appeal Reference APP/R0660/A/14/2221324 for a Residential Development of 120 dwellings with associated works.</p>	<p>Land West of Padgbury Lane, Congleton, CW12 4LR</p>	<p>Registered with Case Officer</p>
<p>29 * 17/4601D</p>	<p>Discharge of condition 10 on approval 16/3107C for Reserved matters application (appearance, landscaping, layout and scale) for residential development comprising of 96 dwellings</p>	<p>LAND BETWEEN MANCHESTER ROAD AND GIANTSWOOD LANE, HULME WALFIELD</p>	<p>Registered with Case Officer</p>
<p>30 * 17/4674C</p>	<p>Restrospective application for erection of a 2.1m high fence to east and north boundaries</p>	<p>129, ENNERDALE DRIVE, CONGLETON, CW12 4FL</p>	<p>Registered with Case Officer</p>