



# Congleton Town Council

Historic market town

Chief Officer: David McGifford



22<sup>nd</sup> June 2017

Dear Councillor

## Planning Committee Meeting – Thursday 29<sup>th</sup> June 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 29<sup>th</sup> June 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.

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 1<sup>st</sup> June 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](mailto:info@congletontowncouncil.co.uk) [www.congleton-tc.gov.uk](http://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 2<sup>nd</sup>, 9<sup>th</sup>, and 16<sup>th</sup> June 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.

Appeal Ref APP/R0660/D/17/3173379 – 116 West Road, Congleton – Appeal against a refusal – appeal dismissed

7. Planning Appeals – 16/0798C – Nortek, Priesty Fields

Councillor Morrison to provide a verbal update on the above application.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 1<sup>st</sup> JUNE 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 A Armitt  
P Bates  
R Boston  
G R Edwards  
Mrs A M Martin  
Mrs J D Parry  
H Richards  
E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, N Adams, J G Baggott, D T Brown, G P Hayes, Mrs S A Holland, Mrs A Morrison and G S Williams.

2. **MINUTES**

PLN/32/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 6<sup>th</sup> April 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 Bates and Wardlaw declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/33/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

**Week ended 7<sup>th</sup> April 2017**

17/1786C	Tanners Barn, Weathercock Lane, Congleton, CW12 3PS	NO OBJECTION
17/1787C	Tanners Barn, Weathercock Lane, Congleton, CW12 3PS	NO OBJECTION
17/1849C	Evergreen, Under Rainow Road, Congleton, CW12 3PN	NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 17/1849C		
17/1779D	12-16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION

**Week ended 14<sup>th</sup> April 2017**

17/1924C 45 Chestnut Drive, Congleton, CW12 4UB NO OBJECTION

**Week ended 17<sup>th</sup> April 2017**

17/2087C Land adj. 16 Back Lane, Congleton, CW12 4PP NO OBJECTION  
17/2029C 35 Leek Road, Congleton, CW12 3HU NO OBJECTION  
17/2040T 32A Park Lane, Congleton, CW12 3DG NO OBJECTION

Subject to usual conditions

Councillors Bates and Richards declared a "non pecuniary" interest in application 17/2040T

**Week ended 28<sup>th</sup> April 2017**

17/2049C Edwards Mill, Hatter Street, Congleton, CW12 1QQ NO OBJECTION  
172109C 17 Delamere Road, Congleton, CW12 4PA NO OBJECTION  
17/2138C Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB NO OBJECTION

**Week ended 5<sup>th</sup> May 2017**

17/2121C Alders Farm, Dial Lane, Congleton, CW12 1JZ NO OBJECTION  
17/2244C 6 Overton Close, Congleton, CW12 1JZ NO OBJECTION  
17/2246C 12 Greenwood Avenue, Congleton, CW12 3HH NO OBJECTION  
17/2270C Land North of Sprink Lane, Congleton NO COMMENT

Councillor Barker declared a "pecuniary" interest in application 17/2270C and left the room when this item was discussed. Councillor Martin took the Chair for this one item.

All Councillors present at the meeting declared a "non pecuniary" interest in application 17/2270C as the applicant is a Town Councillor

17/2341T 6 Hillesden Rise, Congleton, CW12 3DR NO OBJECTION  
Subject to usual conditions

**Week ended 12<sup>th</sup> May 2017**

17/2235C Land rear of 80 Buxton Road, Congleton, CW12 2DY NO OBJECTION  
17/2417C 9 Barton Road, Congleton, CW12 3HB NO OBJECTION  
17/2441C Oak Lea Farm, Crouch Lane, Congleton, CW12 3PT NO OBJECTION

**Week ended 19<sup>th</sup> May 2017**

17/2338C Land Off Windsor Place, Congleton, CW12 NO OBJECTION  
17/2453C 6 Hillesden Rise, Congleton, CW12 3DR NO OBJECTION  
17/2454C The Drumbles, 4 Banky Fields, Congleton, CW12 4BA NO OBJECTION  
17/2531C 97 Newcastle Road, Congleton, CW12 4HL NO OBJECTION  
17/2561D Land Off Macclesfield Road, Congleton, CW12 NO OBJECTION

**Week ended 22<sup>nd</sup> May 2017**

17/2055C 28 Newcastle Road, Congleton, CW12 4HJ NO OBJECTION  
17/2101C 15 Hillfields Close, Congleton, CW12 1NW NO OBJECTION  
17/2677C Hillside Farmhouse, Congleton Edge Road, Congleton NO OBJECTION

17/2684C	76 Edinburgh Road, Congleton, CW12 3EN	<b>REFUSE due to the following reasons</b>
		- Overshadowing/loss of outlook
		- Overlooking/loss of privacy
		- Traffic generation
		- Vehicular access
17/2720C	17 Longdown Road, Congleton, CW12 4QH	NO OBJECTION
17/2724C	Unit 2 Royle Street, Congleton, CW12 1HR	NO OBJECTION
17/2737C	46 Padbury Lane, Congleton, CW12 4LP	NO OBJECTION

**Additional Items**

17/1902C	Siemens House, Varey Road, Congleton	NO OBJECTION
17/1982C	88 Holmes Chapel Road, Congleton, CW12 4NX	NO OBJECTION
17/1951C	84 Buxton Road, Congleton, CW12 2DY	NO OBJECTION
17/1960T	Land Off Goldfinch Close, Congleton	NO OBJECTION
		Subject to usual conditions
17/2069T	15 Isis Close, Congleton	NO OBJECTION
		Subject to usual conditions

6. **HULME WALFIELD & SOMERFORD BOOTHS NEIGHBOURHOOD PLAN (REGULATION 14) CONSULTATION**

PLN/34/1617 RESOLVED: To receive and approve the Hulme Walfield and Somerford Booths Neighbourhood Plan (Regulation 14) Consultation.

7. **PLANNING APPEALS**

None to report.

Councillor Martin stated that she was aware of two Planning Appeals in the Congleton Area and was concerned if these are not being reported to the Town Council.

8. **CHALC PLANNING UPDATE**

Information from Cheshire Association of Local Councils was received, which provided information of a Planning Update session on Tuesday 25<sup>th</sup> July 2017 at 7 p.m. Councillors were asked to inform Linda if they wished to attend.

L. D. Barker – Chairman

**Planning Applications Registered Weekly List  
W/E 2.6.2017**

**1 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2785C</b>	31 May 2017	Congleton West (2011)
<b>Applicant</b>	Mr S Holt		
<b>Agent</b>	ARCHTREND DESIGN		
<b>Location</b>	47, HOWEY HILL, CONGLETON, CW12 4AF		
<b>Proposal</b>	Single storey side extension to form garage and utility including internal alterations		
<b>Comments Deadline</b>	28 June 2017		

**2 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2804C</b>	31 May 2017	Congleton East
<b>Applicant</b>	Mrs V Inman		
<b>Agent</b>	JPK Design Ltd		
<b>Location</b>	8, MINTON CLOSE, CONGLETON, CHESHIRE, CW12 3TD		
<b>Proposal</b>	Prior approval of proposed single storey rear sunroom extension, extending 4.825m beyond the rear wall, maximum height of 3.820m and eaves height of 2.549m		
<b>Comments Deadline</b>	22 June 2017		

**3 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2818C</b>	01 June 2017	Congleton West (2011)
<b>Applicant</b>	Dignity Funerals Limited		
<b>Agent</b>	Harris Lamb Limited		
<b>Location</b>	MOUNTBATTEN HOUSE, STONEHOUSE GREEN, CONGLETON, CONGLETON, CHESHIRE, CW12 1DF		
<b>Proposal</b>	Listed building consent for Erection of front fascia and side fascia signs and one no. projecting hanging sign		
<b>Comments Deadline</b>	06 July 2017		

**4 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2827T</b>	01 June 2017	Congleton East
<b>Applicant</b>	John Whelan		
<b>Agent</b>	WPTC		
<b>Location</b>	17, MINTON CLOSE, CONGLETON, CW12 3TD		
<b>Proposal</b>	Works to tree - Tree 1 Fell Common Lime		
<b>Comments Deadline</b>			

**Planning Applications Registered Weekly List**  
**Week Ending 09.06.2017**

**5 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2176C</b>	05 June 2017	Congleton West (2011)
<b>Applicant</b>	Mrs Ros Hodson		
<b>Agent</b>			
<b>Location</b>	12, WEST ROAD, CONGLETON, CW12 4ER		
<b>Proposal</b>	Listed building consent for removal of two existing 1960s wooden single glazed windows with hoppers. The removal of aluminium secondary glazing to replace with two wooden six paned double glazed casement windows.		
<b>Comments Deadline</b>	13 July 2017		

**6 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2846C</b>	05 June 2017	Congleton East
<b>Applicant</b>	Miss Eileen Olsen		
<b>Agent</b>	Ms S Evans		
<b>Location</b>	4, TELFORD CLOSE, CONGLETON, CW12 3TR		
<b>Proposal</b>	Demolition of existing rear conservatory and construction of rear extension within conservatory original footprint. Installation of stainless steel flue to rear elevation.		
<b>Comments Deadline</b>	27 June 2017		

**7 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2891C</b>	06 June 2017	Congleton West (2011)
<b>Applicant</b>	Scott Goodwin		
<b>Agent</b>			
<b>Location</b>	29, MANCHESTER ROAD, CONGLETON, CW12 2HX		
<b>Proposal</b>	Prior approval of single storey rear extension extending 0 metres beyond the rear wall, maximum height of 2.45m and eaves height of 2.45m.		
<b>Comments Deadline</b>	28 June 2017		

**8 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	<b>17/2896C</b>	25 April 2017	Congleton East
<b>Applicant</b>	Cowdray Planning Consultancy		
<b>Agent</b>			
<b>Location</b>	OAK LEA FARM, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT		
<b>Proposal</b>	Discharge of planning agreement 26187/3		
<b>Comments Deadline</b>	28 June 2017		

**Planning Applications Registered Weekly List  
Week Ending 09.06.2017**

**9 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
	17/0714D	15 February 2017	Congleton West (2011)
<b>Applicant</b>	WAINHOMES NORTH WEST LTD		
<b>Agent</b>			
<b>Location</b>	Land at Forge Mill, Forge Lane, Congleton, CW12 4HF		
<b>Proposal</b>	Discharge of Condition 5 on approved application 16/0836C.		
<b>Comments Deadline</b>	13 June 2017		

---

**10 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
	17/2802D	01 June 2017	Congleton West (2011)
<b>Applicant</b>	Bloor Homes North West		
<b>Agent</b>			
<b>Location</b>	Land Between Manchester Road and Giantswood Lane, Hulme Walfield, Congleton, CW12 2HT		
<b>Proposal</b>	Discharge of Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 on approved application 14/1680C.		
<b>Comments Deadline</b>	26 June 2017		

---



# Planning Applications Registered Weekly List

## SOUTH AREA

11

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	17/2755C	30 May 2017	Congleton West (2011)
<b>Applicant</b>	Humphries Builders Ltd		
<b>Agent</b>	David Tatton Architect		
<b>Location</b>	Land East Of, MEADOW AVENUE, CONGLETON		
<b>Proposal</b>	Reserved Matters application for all matters other than access following outline approval 13/4781C - (Outline application with access for erection of up to 14 no. dwellinghouses with ancillary facilities and associated infrastructure).		
<b>Comments Deadline</b>	13 July 2017		

12 \*

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	17/2901C	12 June 2017	Congleton West (2011)
<b>Applicant</b>	R Leeming		
<b>Agent</b>	mb-at		
<b>Location</b>	34, HERTFORD CLOSE, CONGLETON, CW12 1TB		
<b>Proposal</b>	Proposed extensions & alterations, and provision of additional parking area.		
<b>Comments Deadline</b>	12 July 2017		

13 \*

	<b>App No</b>	<b>Registration Date</b>	<b>Ward</b>
Delegated Agenda	17/2970T	09 June 2017	Congleton West (2011)
<b>Applicant</b>	Mr David Turner		
<b>Agent</b>			
<b>Location</b>	10, THE MOUNT, CONGLETON, CW12 4FD		
<b>Proposal</b>	cut back lateral growth by 1m		
<b>Comments Deadline</b>	03 July 2017		