



Congleton Town Council

Historic market town

Chief Officer: David McGifford



27th July 2016

Dear Councillor

Planning Committee Meeting – Thursday 4th August 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 4th August 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.

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 14th July 2016 (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) Lists for week received 15th and 22nd July 2016 (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 14th JULY 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 A L Armit
P Bates
C Booth
R Boston
D T Brown
G R Edwards
Mrs S A Holland
Mrs A E Morrison
Mrs J D Parry
G S Williams

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs S Akers Smith, Mrs D. S. Allen, G. P. Hayes, Mrs A. M. Martin, J. G. Baggott, H Richards and Mrs E Wardlaw.

2. MINUTES

PLN/5/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 23rd June 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 Bates and Williams 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/6/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 24th June 2016

16/2233C Beech House, 20 Buxton Road, Congleton, CW12 2DT **REJECT --**
due to the following reasons
(i) Not allocated for development in the Local Plan
(ii) Poor egress and access to the development
(iii) Restricted visibility

16/2643C Land Off Macclesfield Road, Congleton
(i) Reject due to the potential flood risk
(ii) Should Cheshire East approve the planning application Congleton Town Council request involvement in section 106 agreement to discuss local priorities

Councillor Bates declared a "non pecuniary" interest in application 16/2643C having previously had discussions regarding this application. He also stated that this is a strategic site in the Local Plan which has been accepted by Cheshire East.

16/3000C Grove Inn, Manchester Road, Congleton **REJECT the**
variation of the condition to increase the height. It is considered that the development should comply with the original plans
Councillor Barker declared a "non pecuniary" interest in application 16/3000C

16/3002C Reade House, 12 West Street, Congleton, CW12 1JR **NO OBJECTION**
16/3003C Reade House, 12 West Street, Congleton, CW12 1JR **NO OBJECTION**
16/3017C Bill & Ben Recycling Centre, Brook Street, Congleton **Request an**
environmental report and review of the site to enable a decision to be made
16/3052C 2 Dane Valley Road, Congleton, CW12 1PF **NO OBJECTION**

Week ended 1st July 2016

16/3078C 2 Bridge Street, Congleton, CW12 1AY **NO OBJECTION**
Councillors Armit, Bates, Holland and Williams declared a "non pecuniary" interest in application 16/3000C
16/3111C Moreton Meadows Farm, Storey Lane, Congleton **NO OBJECTION**
Councillor Holland stated that application 16/3111C had no connection to her or her husband although the name is the same
16/3220C The Spinney, Middle Lane, Congleton, CW12 3PU **NO COMMENT -**
Cheshire East Legal Department be requested to provide advice
Councillor Bates declared a "non pecuniary" interest in application 16/3220C
16/2940T 64A Park Lane, Congleton, CW12 3DD **NO OBJECTION**
Subject to usual conditions
16/3109D Old Dairy Yard, Spring Street, Congleton **NO OBJECTION**

Week ended 8th July 2016

16/3256C 118 & 120 West Road, Congleton, CW12 4EU **NO OBJECTION**
Councillor Holland declared a "non pecuniary" interest in application 16/3256C

| | | |
|----------|--|--------------|
| 16/3263C | 12 Hulton Close, Congleton, CW12 3TF | NO OBJECTION |
| 16/3269C | 21 West Street, Congleton, CW12 1JN | NO OBJECTION |
| 16/3305C | 62 Boundary Lane, Congleton, CW12 3JA | NO OBJECTION |
| 16/1077T | 25 Delamere Road, Congleton, CW12 4PA | NO OBJECTION |
| 16/3224D | St John's Road, Buxton Old Road, Congleton, CW12 2ES | NO OBJECTION |

6. **PLANNING APPEALS**

None to report.

Councillor Bates informed the meeting that Cheshire East had been given permission to challenge the Green Gap decision in the Supreme Court.

L. D. Barker – Chairman

**Planning Applications Registered Weekly List
W/E 15.07.2016**

SOUTH AREA

1

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|-----------------------|
| Delegated Agenda | 16/3107C | 07 July 2016 | Congleton West (2011) |
| Applicant | Bloor Homes (North West) Ltd | | |
| Agent | | | |
| Location | Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD | | |
| Proposal | Reserved matters application (appearance, landscaping, layout and scale) for residential development comprising of 96 dwellings | | |
| Comments Deadline | 11 August 2016 | | |

2 *

| | App No | Registration Date | Ward |
|--------------------------|--|--------------------------|----------------|
| Delegated Agenda | 16/3226C | 01 July 2016 | Congleton East |
| Applicant | Church Hall Refurbishment Committee | | |
| Agent | JAY ASHALL PARTNERSHIP | | |
| Location | ST JOHNS CHURCH, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES | | |
| Proposal | Listed Building Consent for raising of stone lintel & revised glazed partition to first floor mezzanine. | | |
| Comments Deadline | 11 August 2016 | | |

3

| | App No | Registration Date | Ward |
|--------------------------|--|--------------------------|-----------------------|
| Delegated Agenda | 16/3286C | 11 July 2016 | Congleton West (2011) |
| Applicant | Mr David Denton | | |
| Agent | | | |
| Location | 130, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NY | | |
| Proposal | Demolition of existing dilapidated bungalow and garage and erection of 5 no. dwellings | | |
| Comments Deadline | 10 August 2016 | | |

4 *

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|-----------------------|
| Delegated Agenda | 16/3337C | 07 July 2016 | Congleton West (2011) |
| Applicant | Mr P Slinger | | |
| Agent | Archtrend Design | | |
| Location | 63, ULLSWATER ROAD, CONGLETON, CW12 4JQ | | |
| Proposal | Two storey side extension and single storey rear extension. | | |
| Comments Deadline | 01 August 2016 | | |

Planning Applications Registered Weekly List
W/E 15.07.2016

5

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|----------------|
| | 16/3358C | 11 July 2016 | Congleton East |
| Applicant | David denton | | |
| Agent | | | |
| Location | 12, Ribblesdale Avenue, Congleton, CW12 2BS | | |
| Proposal | 2 No. houses to the rear of 12 Ribblesdale Avenue, Congleton. | | |
| Comments Deadline | 11 August 2016 | | |

6 *

| | App No | Registration Date | Ward |
|--------------------------|--|--------------------------|-----------------------|
| Delegated Agenda | 16/3391C | 14 July 2016 | Congleton West (2011) |
| Applicant | Mrs Rosemary Pritchard | | |
| Agent | Philip Kelsall Associates | | |
| Location | 51, MANCHESTER ROAD, CONGLETON, CW12 2HX | | |
| Proposal | The Coach House within the curtilage of Tidnock House (51 Manchester Road) has been used as independent living accommodation for a period in excess of 10 years and a certificate of existing lawful use is sought | | |
| Comments Deadline | 05 August 2016 | | |

7 *

| | App No | Registration Date | Ward |
|--------------------------|--|--------------------------|----------------|
| Delegated Agenda | 16/3388D | 08 July 2016 | Congleton East |
| Applicant | Mr Jonathan Turner | | |
| Agent | | | |
| Location | 24, PARK LANE, CONGLETON, CW12 3DG | | |
| Proposal | Discharge of Condition 3 on application 16/0202C - 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. | | |
| Comments Deadline | | | |

Planning Applications Registered Weekly List
W/e22.07.2016

SOUTH AREA

8 *

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|----------------|
| Delegated Agenda | 16/2754C | 19 July 2016 | Congleton East |
| Applicant | Mr S Downing | | |
| Agent | Mr Arren Clowes | | |
| Location | 16, TRINITY PLACE, CONGLETON, CW12 3JB | | |
| Proposal | Two Storey Side and Single Storey Rear Extensions | | |
| Comments Deadline | 09 August 2016 | | |

9 *

| | App No | Registration Date | Ward |
|--------------------------|---------------------------------------|--------------------------|----------------|
| | 16/3575C | 22 July 2016 | Congleton East |
| Applicant | Mr Ian Nisbet | | |
| Agent | | | |
| Location | 3, BIDDULPH ROAD, CONGLETON, CW12 3LQ | | |
| Proposal | Revised access to property | | |
| Comments Deadline | 12 August 2016 | | |

10 *

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|----------------|
| Delegated Agenda | 16/3601C | 22 July 2016 | Congleton East |
| Applicant | Mr Roger Ratcliffe | | |
| Agent | | | |
| Location | 12, BOUNDARY LANE, CONGLETON, CW12 3HZ | | |
| Proposal | Prior approval of modification of the current south facing lean-to conservatory to form a glass roofed orangery extending 4.6m beyond the rear wall, maximum height of 4m, and eaves height of 3m | | |
| Comments Deadline | 12 August 2016 | | |

11 *

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|----------------|
| Delegated Agenda | 16/3541T | 19 July 2016 | Congleton East |
| Applicant | John Mitchel-Hill | | |
| Agent | Tree Heritage Ltd | | |
| Location | 1, TRURO CLOSE, CONGLETON, CW12 3BD | | |
| Proposal | Prune Oak to alleviate nuisance to building and bridle path | | |
| Comments Deadline | 11 August 2016 | | |

Planning Applications Registered Weekly List
W/e22.07.2016

12 *

| | App No | Registration Date | Ward |
|--------------------------|---|--------------------------|----------------|
| Delegated Agenda | 16/3587T | 21 July 2016 | Congleton East |
| Applicant | Mr Peter Rankine | | |
| Agent | Treemedic Ltd | | |
| Location | 51, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG | | |
| Proposal | Tree 1 - 25% crown reduction/crown thin, Tree 2 - Removal of two lower branches overhanging Highcroft Avenue and Park Lane, Tree 3 - 25% crown reduction and deadwood | | |
| Comments Deadline | | | |

13 *

| | App No | Registration Date | Ward |
|--------------------------|--|--------------------------|-----------------------|
| Delegated Agenda | 16/3356D | 18 July 2016 | Congleton West (2011) |
| Applicant | Mr Suber Aakther | | |
| Agent | Bower Mattin partnership ltd | | |
| Location | Dormer Bungalow, 78, Holmes Chapel Road, CONGLETON, Cheshire, CW12 4NG | | |
| Proposal | Discharge of conditions 4, 5, 6 & 7 on approval 15/3089C - Removal of greenhouse, carport and shed to No. 78 Holmes Chapel Rd and construction of new brick built single garage. Construction of new 3bed bungalow with integral garage. | | |
| Comments Deadline | 10 August 2016 | | |