



Congleton Town Council

Historic market town

Chief Officer: David McGifford

21st December 2016

Dear Councillor

Planning Committee Meeting – Thursday 5th 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 5th 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.

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 November 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) List for week received 18th and 25th November, 2nd and 9th December 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.

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17th NOVEMBER 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. Armitt – attended at 7.15 p.m.
J G Baggott
R Boston
P Bates
G R Edwards
Mrs S A Holland
Mrs A M Martin
Mrs J D Parry
E Wardlaw

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs S. Akers Smith, Mrs D. S. Allen, C. Booth, D. T. Brown, G. P. Hayes, Mrs A. Morrison, G. S. Williams

2. MINUTES

PLN/16/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd 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, 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/17/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 4th November 2016

16/4147C 116 West Road, Congleton, CW12 4EU
following reasons –

REFUSE due to the

- Highway and safety issues
- Driveway has problems with vehicular access – application to drop the kerb has been refused
- Landscaping issues due to the severe excavation of the site
- Increase risk of flooding onto the main road

16/5183C 2 Padgbury Lane, Congleton, CW12 4LP
following reasons –

REFUSE due to the

- Design and visual appearance due to the proposed development being three story in an area predominantly with single story properties
- Layout and density of buildings
- Overshadowing / loss of outlook
- Highway and safety issues – due to the development being close to the junction
- Traffic generation
- Vehicular access

It was agreed to support Cheshire East Councillor Paul Bates “call in” of the application

16/5190C	45 Cross Lane, Congleton, CW12 3JX	NO OBJECTION
16/5302C	88 Waggs Road, Congleton, CW12 4BU	NO OBJECTION
16/5327C	Shakerley Arms, 7 – 9 Willow Street, Congleton, CW12	NO COMMENT

Councillor Holland declared a “non pecuniary” interest 16/5327C

Week ended 11th November 2016

16/4649C	9 High Street, Congleton, CW12 1BN	NO OBJECTION
16/5383C	McDonalds, Clayton By Pass, Congleton, CW12 2HN	NO OBJECTION
16/5387C	35 Tidnock Avenue, Congleton, CW12 2HN	NO OBJECTION
16/5315D	3 West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
16/5456D	Land West of Goldfinch Close, Congleton	NO OBJECTION

Additional Item

16/5514C	9 Mereside, Congleton, CW12 4JZ	NO OBJECTION
16/5301C	Land Off Padgbury Lane, Congleton	REFUSE – the

original conditions imposed by the Planning Inspector should be upheld

6. PLANNING APPEALS

None to report.

L. D. Barker – Chairman

Planning Applications Registered Weekly List
Week Ending 18.11.16

SOUTH AREA

1 *

Delegated Agenda	App No 16/5391C	Registration Date 11 November 2016		Ward Congleton West (2011)
Applicant	Keyworker Homes NW			
Agent	De Pol Associates			
Location	Land Adjacent the Pump House, Forge Lane, CONGLETON, Congleton, Cheshire East			
Proposal	Non material amendment to approval 15/1640C - Variation of condition 2 (plans) on approved 09/3498c - Demolition of four dwellings, a coach & HGV depot building, a workshop & various outbuildings & construction of twenty dwellings with associated garages			
Comments Deadline	07 December 2016			

2

Delegated Agenda	App No 16/5486C	Registration Date 15 November 2016		Ward Congleton East
Applicant	Mr L McGarry			
Agent	Jay Ashall Partnership			
Location	Overlands, Cherry Lane, Congleton, CW12 3QU			
Proposal	Prior approval for a proposed change of use of agricultural building to a dwellinghouse			
Comments Deadline	14 December 2016			

3 *

Delegated Agenda	App No 16/5514C	Registration Date 14 November 2016		Ward Congleton West (2011)
Applicant	Mr & Mrs Andrew Williamson			
Agent	GDA Design Associates Ltd			
Location	9, MERESIDE AVENUE, CONGLETON, CHESHIRE, CW12 4JZ			
Proposal	First Floor Side Extension and Single Storey Rear Elevation Extension.			
Comments Deadline	06 December 2016			

4

	App No 16/5521C	Registration Date 14 November 2016		Ward Congleton West (2011)
Applicant	YU DEVELOPMENTS			
Agent	dep architects			
Location	Grove Inn, Manchester Road, Congleton, CW12 1NP			
Proposal	Variation of Conditions 6 and 11 to approved application 15/3850C.			
Comments Deadline	15 December 2016			

5

	App No 16/5524C	Registration Date 17 November 2016		Ward Congleton West (2011)
Applicant	Tilley			
Agent	cs design consultants			
Location	85, Canal Street, Congleton, CW12 3AE			
Proposal	Demolition of vacant storage building and construction of 1 dwelling			
Comments Deadline	15 December 2016			

Planning Applications Registered Weekly List
Week Ending 18.11.16

6

	App No	Registration Date		Ward
Delegated Agenda	16/5530C	16 November 2016		Congleton East
Applicant	Mr & Mrs C Bossons			
Agent	ARCHTREND DESIGN			
Location	11, BRADWELL GROVE, CONGLETON, CHESHIRE, CW12 3HD			
Proposal	Outline application for single detached dwelling including amendment to access			
Comments Deadline	09 December 2016			

7 *

	App No	Registration Date		Ward
	16/5568C	16 November 2016		Congleton West (2011)
Applicant	Mr Robinson			
Agent	Clearview Home Improvements			
Location	8, Oakworth Close, Congleton, CW12 4UU			
Proposal	Prior approval of Edwardian conservatory extending 4 metres beyond the rear wall, maximum height of 3.35 and eaves height of 2.2 metres to the end.			
Comments Deadline	07 December 2016			

8 *

	App No	Registration Date		Ward
Delegated Agenda	16/5601T	17 November 2016		Congleton East
Applicant	Mr Keith Deadman			
Agent	MCC Tree Care			
Location	33, HULTON CLOSE, CONGLETON, CW12 3TF			
Proposal	Fell copper beech tree, T2 and reduce two limbs of T4 encroaching on neighbouring properties			
Comments Deadline	08 December 2016			

9 *

	App No	Registration Date		Ward
Delegated Agenda	16/5120D	09 November 2016		Congleton East
Applicant	Zidane Properties (UK) Ltd			
Agent	VWB Architects Ltd			
Location	LAND OFF, WINDSOR PLACE, CONGLETON			
Proposal	Discharge of Condition 3 on application 16/1716C - Variation Of Condition on 11/1484C Construction of 12 Dwellings, Widening of Windsor Place and Demolition of Group of Domestic Outbuildings/Garages.			
Comments Deadline	07 December 2016			

Planning Applications Registered Weekly List

SOUTH AREA

W/E 25/11/16

10 *

	App No	Registration Date		Ward
Delegated Agenda	16/5242C	22 November 2016		Congleton West (2011)
Applicant	Greene King			
Agent				
Location	Heath Farm, Padgbury Lane, Congleton, CW12 4LR			
Proposal	Advertisement Consent..			
Comments Deadline	14 December 2016			

11

	App No	Registration Date		Ward
Delegated Agenda	16/5583C	16 November 2016		Congleton East
Applicant	Melanie Lyman			
Agent	West Hart Partnership			
Location	Lawton House Surgery, BROMLEY ROAD, CONGLETON, CW12 1QG			
Proposal	New single storey side extension incorporating new clinical accommodation with record storage within new roof space			
Comments Deadline	21 December 2016			

12 *

	App No	Registration Date		Ward
Delegated Agenda	16/5711C	24 November 2016		Congleton East
Applicant	Mr Steve Gardiner			
Agent	VWB Architects			
Location	20, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT			
Proposal	Proposed first floor bedroom extension and canopy roof extension to frontage of existing house.			
Comments Deadline	15 December 2016			

13 *

	App No	Registration Date		Ward
Delegated Agenda	16/5643D	21 November 2016		Congleton East
Applicant	Clint Nott			
Agent				
Location	87A, WOOLSTON AVENUE, CONGLETON, CW12 3ED			
Proposal	discharge of conditions 1, 2 and 3 of existing permission 16/4092C; Erection of a single storey outbuilding in the rear garden (Retrospective)			
Comments Deadline	12 December 2016			

Planning Applications Registered Weekly List
Week Ending 02/12/16

SOUTH AREA

14 *

Delegated Agenda	App No 16/5659C	Registration Date 23 November 2016		Ward Congleton West (2011)
Applicant	James Management Associates Ltd			
Agent	Steven Allcock Consulting			
Location	The Vaults, 5, LITTLE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AR			
Proposal	The proposal is to create a new entrance and 'shop front' to the retail unit in order to provide a separate entrance.			
Comments Deadline	28 December 2016			

15 *

Delegated Agenda	App No 16/5660C	Registration Date 23 November 2016		Ward Congleton West (2011)
Applicant	James Management Associates Ltd			
Agent	Steven Allcock Consulting			
Location	The Vaults, 5, LITTLE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AR			
Proposal	The proposal is to create a new entrance and 'shop front' to the retail unit in order to provide a separate entrance.			
Comments Deadline	28 December 2016			

16 *

Delegated Agenda	App No 16/5755C	Registration Date 28 November 2016		Ward Congleton West (2011)
Applicant	Mr & Mrs Salt			
Agent	Connect Planning & Design			
Location	20, Cumberland Road, CONGLETON, CW12 4PH			
Proposal	Proposed first floor extension (above garage and kitchen) to side elevation.			
Comments Deadline	19 December 2016			

17 *

Delegated Agenda	App No 16/5706T	Registration Date 24 November 2016		Ward Congleton West (2011)
Applicant	Mr Jim Wolverson			
Agent	MCC Tree Care			
Location	12, HOWEY HILL, CONGLETON, CONGLETON, CHESHIRE, CW12 4AF			
Proposal	Oak tree to front of property 30% crown thin & remove two limbs facing property			
Comments Deadline				

18 *

Delegated Agenda	App No 16/5727T	Registration Date 25 November 2016		Ward Congleton West (2011)
Applicant	Mr A Parry			
Agent	Carvells			
Location	10, VALLEY VIEW, CONGLETON, CW12 4EN			
Proposal	Removal of sycamore			
Comments Deadline				

Planning Applications Registered Weekly List - W/e 09/12/16

SOUTH AREA

19

Delegated Agenda	App No 16/5733C	Registration Date 01 December 2016		Ward Congleton West (2011)
Applicant	Mr & Mrs C Goodfellow			
Agent	ARCHTREND DESIGN			
Location	5, Wagg Street, Congleton, CW12 4BA			
Proposal	Change of use – Convert existing building into three flats. (Retrospective)			
Comments Deadline	05 January 2017			

20

Delegated Agenda	App No 16/5788C	Registration Date 06 December 2016		Ward Congleton West (2011)
Applicant	Yu Developments			
Agent	DEP Architects			
Location	Grove Inn, MANCHESTER ROAD, CONGLETON, CW12 1NP			
Proposal	Proposed conversion of public house and extensions & additions to form retail premises, cafe, pharmacy and managers flat			
Comments Deadline	03 January 2017			

21 *

Delegated Agenda	App No 16/5878C	Registration Date 05 December 2016		Ward Congleton West (2011)
Applicant	FAIRFAX FLEXIBLE TRUST			
Agent	Robert Knowles & Co			
Location	11, BRIDGE STREET, CONGLETON, CHESHIRE, CW12 1AY			
Proposal	Listed Building Consent to (1) Replace a missing sash window at ground floor level, (2) New Dry Lining and skirting boards at first floor level, (3) Stabilising an external wall by installation of Cintec stud anchors			
Comments Deadline	05 January 2017			

22 *

Delegated Agenda	App No 16/5883C	Registration Date 07 December 2016		Ward Congleton West (2011)
Applicant	Wainhomes (North West) Limited			
Agent	EMERY PLANNING PARTNERSHIP			
Location	Forge Mill, FORGE LANE, CONGLETON, CW12 4HF			
Proposal	Non material amendment - alternative plans to existing permission 16/0836C Variation or removal of condition 4 on application 14/0659C (APP/R0660/A/14/2226)			
Comments Deadline				

Planning Applications Registered Weekly List - W/e 09/12/16

23 *

	App No	Registration Date		Ward
Delegated Agenda	16/5913C	07 December 2016		Congleton East
Applicant	Mr & Mrs Kirk			
Agent	cs design consultants			
Location	Shieling House, 20, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU			
Proposal	Single storey side and rear extensions			
Comments Deadline	03 January 2017			

24 *

	App No	Registration Date		Ward
Delegated Agenda	16/5916C	07 December 2016		Congleton West (2011)
Applicant	Mr & Mrs D & H Wood			
Agent	Mrs Andrea Berry			
Location	8, Grosvenor Road, Congleton, Cheshire, CW12 4PG			
Proposal	Prior approval of single storey garden room with lantern light to roof, side windows and patio doors to garden extending 5.0m beyond the rear wall, maximum height of 3.7m and eaves height of 2.9m.			
Comments Deadline	03 January 2017			

25 *

	App No	Registration Date		Ward
Delegated Agenda	16/5909T	07 December 2016		Congleton East
Applicant	Mr David Cockerill			
Agent				
Location	5, OAKMONT CLOSE, CONGLETON, CW12 3GU			
Proposal	Removal of leaning tree T1 and in respect of T2, to undertake a selective reduction of lateral growth mainly to the east of the tree, to balance the crown. (Approx. 2metres reduction, pruning back to suitable growth points and maintaining a flowing canopy			
Comments Deadline				

26 *

	App No	Registration Date		Ward
Delegated Agenda	16/5945T	09 December 2016		Congleton Town West
Applicant	Mr P Taylor-Jones			
Agent	MCC Tree Care			
Location	18, BARNETT GROVE, CONGLETON, CW12 4WF			
Proposal	London plane - Raise canopy to 4 metres and crown thin to 25%			
Comments Deadline				

Planning Applications Registered Weekly List - W/e 09/12/16

27 *

	App No	Registration Date		Ward
	16/5946T	09 December 2016		Congleton East
Applicant	Mr F Longhurst			
Agent	MCC Tree Care			
Location	2, Woburn Drive, Congleton, CW12 3SS			
Proposal	Copper beech tree - 25% crown thin			
Comments Deadline	16 December 2016			

28 *

	App No	Registration Date		Ward
Delegated Agenda	16/5632D	01 December 2016		Congleton West (2011)
Applicant	Wainhomes North West Ltd			
Agent				
Location	FORGE MILL, FORGE LANE, CONGLETON, CW12 4HF			
Proposal	Discharge of Condition 11 on application 16/0836C - Variation or removal of condition 4 on application 14/0659C (APP/R0660/A/14/2226494) - Outline planning application for the redevelopment of Forge Mill for residential development (C3) for 48 units inclu			
Comments Deadline	03 January 2017			

29

	App No	Registration Date		Ward
Delegated Agenda	16/5905D	08 December 2016		Congleton East
Applicant	Seddon Homes Ltd.			
Agent	Millson Associates Ltd.			
Location	Land Off, GOLDFINCH CLOSE, CONGLETON			
Proposal	Reserved Matters following Outline Approval 12/03025C			
Comments Deadline	29 December 2016			