



# Congleton Town Council

Historic market town

Chief Officer: **David McGifford**



30<sup>th</sup> March 2016

Dear Councillor

## Planning Committee Meeting – Thursday 7<sup>th</sup> April 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 7<sup>th</sup> April 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 10<sup>th</sup> March 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](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 11<sup>th</sup> March 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 10<sup>th</sup> MARCH 2016**

**Please note These are draft minutes and will not be ratified until the next meeting of the  
Planning Committee**

**PRESENT**

Councillor Mrs A M Martin (Vice Chairman – In the Chair)  
Mrs S. Akers Smith  
Mrs D S Allen  
J G Baggott  
G R Edwards  
G P Hayes  
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, R. Boston, C. Booth, P. Broom, D. T. Brown, and G. S. Williams.

**2. MINUTES**

PLN/26/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 11<sup>th</sup> February 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 Bagott, Hayes and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor G. P. Hayes declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Northern Planning Committee. Councillor Hayes did not vote on any items.

**4. OUTSTANDING ITEMS**

There were none.

**5. PLANNING APPLICATIONS**

PLN/27/1516 RESOLVED: That the following comments be made to Cheshire East Borough Council:

### **Week ended 12<sup>th</sup> February 2016**

16/0593C	Plot 10 Land at Forge Lane, Congleton	NO OBJECTION
16/0719C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	DEFER To Cheshire
East and recommend the Canal and River Trust be consulted.		
16/0668D	Goldfinch Close, Congleton, CW12	DEFER To Cheshire
East - concerns regarding the pedestrian refuge and would recommend that the position of the pedestrian crossing be reviewed to help with safe access for children crossing to the school.		

### **Week ended 19<sup>h</sup> February 2016**

16/0490C	74 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
Subject to reviewing vehicular access to the property		
16/0698C	27 Valley View, Congleton, CW12 4EN	NO OBJECTION
16/0769C	154 Biddulph Road, Congleton, CW12 3LS	NO OBJECTION
16/0828D	Loachbrook Farm, Sandbach Road, Congleton, CW12	NO OBJECTION

### **Week ended 26<sup>h</sup> February 2016**

16/0514C	Land at Back Lane, Congleton, CW12	REFUSE –
The application was deemed to be premature as it is dependent on the Link Road being delivered. Concerns on highway safety issues and traffic generation on Back Lane.		
16/0636C	Siemens Car Park, Eaton Bank, Congleton, CW12 1PH	NO OBJECTION
16/0798C	Nortek, Vale Mill, Priestly Fields, Congleton, CW12 4AQ	REFUSE – due to
<b>the following reasons –</b>		
1. Close to a conservation area		
2. Loss of employment land		
3. Highways concerns due to problems with access		
16/0835C	Forge Mill, Forge Lane, Lane, Congleton, CW12 4HF	NO OBJECTION
16/0872C	Fern Cottage, 6 Congleton Edge Road, Congleton, CW12	NO OBJECTION
16/0876C	27 Tall Ash Avenue, Congleton, CW12 2DZ	NO OBJECTION
16/0645T	6 Vernon Avenue, Congleton, CW12 3 AZ	NO OBJECTION
Subject to usual conditions		
16/0836C	Forge Mill, Forge Lane, Congleton, CW12 4HF	NO OBJECTION
16/0922D	Forge Mill, Forge Lane, Congleton, CW12 4HF	NO OBJECTION
16/0931D	Forge Mill, Forge Lane, Congleton, CW12 4HF	NO OBJECTION

### **Week ended 4<sup>h</sup> March 2016**

16/0936C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 3DY	NO OBJECTION
16/1036C	Wood Farm, Wood Lane, Congleton, CW12 3PX	NO OBJECTION
16/1092C	7 Hertford Close, Congleton, CW12 1TB	NO OBJECTION
16/0921T	6 Cedar Court, Congleton, CW12 3JP	NO OBJECTION
Subject to usual conditions		

## **6. PLANNING APPEALS**

None to report.

Mrs A. M. Martin – Vice Chairman

**Planning Applications Registered Weekly List  
W/e 11.03.2016**

**SOUTH AREA**

**1 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/1063C</b>	03 March 2016		Congleton West (2011)
<b>Applicant</b>	Moss Builders Ltd			
<b>Agent</b>	Forefront Development Consulting			
<b>Location</b>	LAND ADJACENT, BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CW12 4LP			
<b>Proposal</b>	Proposed 1.8m high access gates			
<b>Comments Deadline</b>	06 April 2016			

**2 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0613T</b>	03 March 2016		Congleton East
<b>Applicant</b>	Mrs Ruth Davenport			
<b>Agent</b>	MOORLAND TREESCAPES			
<b>Location</b>	6, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3HZ			
<b>Proposal</b>	T1 Oak - Remove first limb extending over road, crown raise 5.2m over road, major deadwood			
<b>Comments Deadline</b>				

**3 \***

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/1153T</b>	07 March 2016		Congleton East
<b>Applicant</b>	Mr Keith Deadman			
<b>Agent</b>	Tree Medic			
<b>Location</b>	33, HULTON CLOSE, CONGLETON, CW12 3TF			
<b>Proposal</b>	Fell silver birch tree and works to two copper beech trees			
<b>Comments Deadline</b>				

**4**

	<b>App No</b>	<b>Registration Date</b>		<b>Ward</b>
Delegated Agenda	<b>16/0870D</b>	07 March 2016		Congleton West (2011)
<b>Applicant</b>	Cheshire East Council			
<b>Agent</b>	David Trowler Associates			
<b>Location</b>	MUNICIPAL OFFICES, MARKET SQUARE, CONGLETON, CHESHIRE			
<b>Proposal</b>	Discharge of conditions 3, 4 and 6 on approved 15/1664C - Demolition of existing Municipal Building, disconnection of services and clearing of the site. Existing drainage to be retained. Installation of low level timber diamond knee rail fencing to bounda			
<b>Comments Deadline</b>				

**Planning Applications Registered Weekly List**  
**W/e 11.03.2016**

**5 \***

<b>Delegated Agenda</b>	<b>App No</b> 16/1155D	<b>Registration Date</b> 09 March 2016	<b>Ward</b> Congleton West (2011)
<b>Applicant</b>	Mr Mark Beech		
<b>Agent</b>			
<b>Location</b>	45, ROOD HILL, CONGLETON, CW12 1NA		
<b>Proposal</b>	Discharge of Condition 3 on approved 15/4625C - Single storey front, side and rear extensions and first floor side extension		
<b>Comments Deadline</b>			

---