



Congleton Town Council

Historic market town

Chief Officer: David McGifford

2nd February 2017

Dear Councillor

Planning Committee Meeting – Thursday 9th February 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 9th February 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 26th January 2017 (copy enclosed).

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where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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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 up to 31st January 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.

7. Public Footpaths Nos 71 and 11

To receive or comment on correspondence from Cheshire East dated 23rd January 2017 in respect of upgrading public footpaths numbers 71 and 11 in Congleton (copy correspondence enclosed)

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

CONGLETON TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 26th JANUARY 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)
N Adams – attended at 7.30 p.m.
J G Baggott
P Bates
R Boston
G R Edwards
G P Hayes
Mrs S A Holland
Mrs A M Martin
A E Morrison
Mrs J D Parry
E Wardlaw

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs A. L. Armitt, D. T. Brown and G. S. Williams.

2. MINUTES

PLN/20/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 5th January 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, Bates, Hayes and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council.

4. OUTSTANDING ITEMS

There were none.

5. PLANNING APPLICATIONS

Councillor Morrison requested clarification of the term observations. It was suggested that this could be discussed with Cheshire East Officers when they attend a Town Council Planning Committee.

PLN/21/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 6th January 2017

16/6113C	Land of Biggs Way, Congleton, CW12	NO OBJECTION
16/6117C	Land Off Manchester Road, Congleton, CW12	NO OBJECTION
Subject to confirmation that the wildlife strips are preserved		
16/6184C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
16/6185C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
16/6230C	Windyways, Canal Street, Congleton, CW12 3AT	NO OBJECTION
17/0037C	9 Kent Drive, Congleton, CW12 1SD	NO OBJECTION

Week ended 13th January 2017

16/6086C	West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
16/6144C	Land West of Goldfinch Close, Congleton, CW12	REFUSE DUE TO

THE FOLLOWING -

That the details agreed at the Planning Appeal need to be endorsed and maintained. The wildlife corridor should be preserved and there should be no encroachment onto Lamberts Lane. The number of dwellings agreed at Appeal should be observed

17/0034C	28 Newcastle Road, Congleton, CW12 4HJ	NO OBJECTION
17/0172C	Land Off Macclesfield Road, Congleton, CW12	NO OBJECTION
17/0178C	Portland, Newcastle Road, Congleton, CW12 4HR	REFUSE DUE TO

THE FOLLOWING -

Overshadowing, intrusive, overlooking a neighbouring property and loss of privacy

17/0175T	Oak House, 2A Boundary Lane, Congleton, CW12 3HZ	NO OBJECTION Subject to usual conditions
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Week ended 20th January 2017

16/6057C	Unit 2 & 3 West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
17/0155C	Land Off Thomas Street, Congleton, CW12	NO OBJECTION

Subject to section 106 funds being used to create a green and pleasant environment, safe routes to schools and enhanced public realm

Councillors Bates, Edwards, Holland and Martin declared a "non pecuniary" interest in application 17/0155C

17/0175C	Beech House, 20 Buxton Road, Congleton, CW12 2DT	NO OBJECTION
17/0202C	90 Holmes Chapel Road, Congleton, CW12 4NX	NO OBJECTION
17/0227C	45 Chestnut Drive, Congleton, CW12 4UB	NO OBJECTION
17/0238C	11 Newcastle Road, Congleton, CW12 4HN	NO OBJECTION
17/0241C	37 Astbury Lane Ends, Congleton, CW12 3AY	NO OBJECTION
17/0253C	Land at Radnor Park Ind. Estate, Back Lane, Congleton	REFUSE DUE TO

THE FOLLOWING -

Overdevelopment of the site as this application is only one less dwelling than a previous application 16/3262C

The Section 106 Agreement of the previous applications should be reinstated.

6. PLANNING APPEALS

None to report.

L. D. Barker – Chairman

Planning Applications Registered 31.01.2017

SOUTH AREA

1 *

	App No	Registration Date		Ward
Delegated Agenda	17/0514C	31 January 2017		Congleton West (2011)
Applicant Agent	Yu Property Group			
Location	GROVE INN, MANCHESTER ROAD, CONGLETON, CW12 1NP			
Proposal	Signage			
Comments Deadline	21 February 2017			

2 *

	App No	Registration Date		Ward
Delegated Agenda	17/0508D	30 January 2017		Congleton West (2011)
Applicant Agent				
Location	McDonalds Restaurant, Clayton By Pass, CONGLETON, CHESHIRE, CW12 1LR			
Proposal	Discharge of condition 3 (materials) on approved application 16/5230C			
Comments Deadline	21 February 2017			

3 *

	App No	Registration Date		Ward
Delegated Agenda	17/0431C	27 January 2017		Congleton West (2011)
Applicant Agent	Mr P Drummond			
Location	Land Off Newcastle Road, CONGLETON			
Proposal	Amendment to previously approved house types, plots 3 and 4, reference 12/3256C for two detached dwellings			
Comments Deadline	22 February 2017			
