



Congleton Town Council

Historic market town

Chief Officer: **David McGifford**

2nd March 2017

Dear Councillor

Planning Committee Meeting – Thursday 9th March 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 March 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.

There will be a meeting of the Town Hall Committee after the Planning Committee, commencing at 7.30 p.m.

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 9th February 2017 (copy enclosed).

Congleton
beartown
where friends are made

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 10th, 17th and 24th February 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. Main Modifications to Cheshire East Local Plan

To discuss the modification to Cheshire East Local Plan (correspondence to follow).

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 9th FEBRUARY 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
C Booth
P Broom
G R Edwards
Mrs A M Martin
A E Morrison
Mrs J D Parry
E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors N. Adams, J. G. Baggott, D. T. Brown and G. S. Williams.

2. **MINUTES**

PLN/22/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 26th January 2017 be approved and signed by the Chairman as a correct record, with amendments to applications 16/6117C and 17/0178C.

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/23/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 31st January 2017

17/0514C	Grove Inn, Manchester Road, Congleton, CW12	REFUSE DUE TO the quality of the signage and not being in keeping with the building
Councillors Bates and Barker declared a "non pecuniary" interest in application 17/0514C		
17/0508D	McDonalds Restaurant, Clayton By Pass, Congleton	NO OBJECTION
17/0431C	Land Off Newcastle Road, Congleton, CW12	NO OBJECTION

Week ended 3rd February 2017

16/5166C	56 Edinburgh Road, Congleton, CW12 3EN	NO OBJECTION
17/0533C	2 Priory Close, Congleton, CW12 3JL	NO OBJECTION
17/0544C	Oak Lea, Crouch Lane, Congleton, CW12 3PT	REFER BACK TO Cheshire East to evaluate and take into consideration green belt rules on development
17/0563C	Alders Farm, Dial Lane, Congleton, CW12 3QN	NO OBJECTION
17/0577C	Kinsey Street Church, Kinsey Street, Congleton	REFER BACK TO Cheshire East for determination
17/0195C	Land Off Waggs Road, Congleton	REFUSE DUE TO THE FOLLOWING

- Outside of settlement zone
 - Highway grounds on Fol Hollow and Waggs Road
 - Not a strategic site in the Local Plan
 - Risk of Flooding
 - No suitable walking route to school
 - Previous Planning decision for refusal by Congleton Town Council and Cheshire East Council and at Appeal
 - Emerging Neighbourhood Plan which has been consulted upon
 - Concerns on effluent clearing
- Councillors Armitt, Bates and Barker declared a "non pecuniary" interest in application 17/0195C

16/3286C	130 Holmes Chapel Road, Congleton, CW12 4NY	REFUSE DUE TO THE FOLLOWING
<ul style="list-style-type: none">- Design, visual appearance and materials- Layout and density of buildings- Loss of daylight or sunlight- Overlooking/ loss of privacy		
Councillor Bates declared a "non pecuniary" interest in application 16/3286C		

6. **PLANNING APPEALS**

None to report.

7. **PUBLIC FOOTPATHS NUMBERS 71 AND 11**

PLN/24/1617 RESOLVED: Correspondence from Cheshire East Council dated 23rd January 2017 in respect of upgrading public footpaths numbers 71 and 11 in Congleton was received.

L. D. Barker – Chairman

**Planning Applications Registered Weekly List
W/e 10/02/2017**

SOUTH AREA

1

	App No	Registration Date		Ward
26.04.17 - Southern Planning Committee	16/5279C	03 February 2017		Congleton West (2011)
Applicant	Humphries Builders Ltd.			
Agent	David Tatton Architect			
Location	Land East Of, MEADOW AVENUE, CONGLETON			
Proposal	Erection of 16 Bungalows with ancillary facilities and associated infrastructure			
Comments Deadline	09 March 2017			

2 *

	App No	Registration Date		Ward
	17/0518C	03 February 2017		Congleton West (2011)
Applicant	YPG YU PROPERTY GROUP			
Agent	dep architects			
Location	Grove Inn, Manchester Road, Congleton, CW12 1NP			
Proposal	Installation of air conditioning condenser.			
Comments Deadline	09 March 2017			

3 *

	App No	Registration Date		Ward
Delegated Agenda	17/0642C	06 February 2017		Congleton West (2011)
Applicant	Mr Tom Loomes			
Agent				
Location	Land Off Manchester Road, MANCHESTER ROAD, CONGLETON			
Proposal	Advertisement Consent			
Comments Deadline	28 February 2017			

4 *

	App No	Registration Date		Ward
Delegated Agenda	17/0721C	09 February 2017		Congleton West (2011)
Applicant	Mr & Mrs Battersby			
Agent	BlueChip Architecture Ltd			
Location	81 , Lower Heath, CONGLETON, CW12 1NJ			
Proposal	Two storey side extension and single storey rear extension following the demolition of the existing single storey rear extension and conservatory			
Comments Deadline	03 March 2017			

Planning Applications Registered Weekly List
W/e 10/02/2017

5 *

	App No	Registration Date	Ward
Delegated Agenda	17/0726C	09 February 2017	Congleton Town West
Applicant	Mr Neville Green		
Agent	Jeff Marshall & Associates		
Location	22, DELAMERE ROAD, CONGLETON, CHESHIRE, CW12 4PA		
Proposal	Prior approval of single storey extension at the rear of the property extending 1.88m beyond the rear wall, maximum height of 3.50m and eaves height of 2.20m		
Comments Deadline	02 March 2017		

6 *

	App No	Registration Date	Ward
	17/0413T	31 January 2017	Congleton West (2011)
Applicant	Mr Anthony Elliston		
Agent	R J J Moore		
Location	14, Barnett Grove, Congleton, CW12 4WF		
Proposal	Plane tree - T3, crown thin to maximum of 30%		
Comments Deadline	16 February 2017		

7 *

	App No	Registration Date	Ward
Delegated Agenda	17/0687D	10 February 2017	Congleton East
Applicant	Throstles Nest Developments LLP		
Agent	Throstles Nest Developments LLP		
Location	Shakerley Arms, 7-9, WILLOW STREET, CONGLETON, CW12 1RL		
Proposal	Discharge of condition 7 of existing permission 16/5327C; Proposed change of use from an existing public house to 4No. Proposed dwellings. The demolition of an existing two storey outbuilding & single storey flat roof toilet block to the rear and the erect		
Comments Deadline	03 March 2017		

**Planning Applications Registered Weekly List
Week Ending 17 February 2017**

SOUTH AREA

8

	App No	Registration Date	Ward
Delegated Agenda	17/0522C	09 February 2017	Congleton East
Applicant	Mr L McGarry		
Agent	Jay Ashall Partnership		
Location	Overlands, CHERRY LANE, CONGLETON, CW12 3QU		
Proposal	Conversion of existing building to dwelling		
Comments Deadline	15 March 2017		

9 *

	App No	Registration Date	Ward
Delegated Agenda	17/0846C	14 February 2017	Congleton West (2011)
Applicant	The Regenda Group Ltd		
Agent	Watts Group Ltd		
Location	Bakers Villas, WAGG STREET, CONGLETON, CW12 4BA		
Proposal	Proposed internal alteration works to existing sheltered housing development to form 2No residential apartments at ground floor level, and new mobility scooter storage unit and open bin store to external green space		
Comments Deadline	16 March 2017		

10

	App No	Registration Date	Ward
Delegated Agenda	17/0854C	15 February 2017	Congleton West (2011)
Applicant	Mr L O'Reilly		
Agent	ARCHTREND DESIGN		
Location	REAR OF 72, LAWTON STREET, CONGLETON, CW12 1RS		
Proposal	2no three storey town houses with integral car parking		
Comments Deadline	16 March 2017		

11 *

	App No	Registration Date	Ward
Delegated Agenda	17/0864C	16 February 2017	Congleton East
Applicant	Mrs J Peters		
Agent	DLH Design Associates UK Ltd		
Location	18, FALMOUTH ROAD, CONGLETON, CW12 3BH		
Proposal	Side facing single storey extension, pitched roof over existing converted garage, replacement windows to front elevation and rendered finish to front elevation only.		
Comments Deadline	15 March 2017		

12 *

	App No	Registration Date	Ward
Delegated Agenda	17/0794D	14 February 2017	Congleton West (2011)
Applicant	Miller Homes Limited		
Agent			
Location	Dane Valley Road, CONGLETON, CW12 1PH		
Proposal	Discharge of condition 12 of existing permission 15/3070C; Application for reserved matters approval (access, layout, scale, appearance and landscaping) for the erection of 75No. dwellings and creation of public open space on application 14/2049C		
Comments Deadline	07 March 2017		

**Planning Applications Registered Weekly List
Week Ending 17 February 2017**

13 *

	App No	Registration Date	Ward
Delegated Agenda	17/0808D	13 February 2017	Congleton West (2011)
Applicant	Boots Opticians		
Agent	Lewis & Hickey		
Location	11, BRIDGE STREET, CONGLETON, CHESHIRE, CW12 1AY		
Proposal	Discharge of conditions 4 & 5 on approval 16/5227C - Listing building consent for general refurbishment internally and externally including installation of 3no. new external A/C condenser units on flat roof to rear of property. (re-submission)		
Comments Deadline	09 March 2017		

14 *

	App No	Registration Date	Ward
Delegated Agenda	17/0809D	13 February 2017	Congleton West (2011)
Applicant	Boots Opticians		
Agent	Lewis & Hickey		
Location	11, BRIDGE STREET, CONGLETON, CHESHIRE, CW12 1AY		
Proposal	Discharge of conditions 5 and 6 of existing permission 16/5228C; General refurbishment internally and externally including installation of 3no. new external A/C condenser units on flat roof to rear of property. (re-submission)		
Comments Deadline	07 March 2017		

15

	App No	Registration Date	Ward
Delegated Agenda	17/0795D	14 February 2017	Congleton West & East (2011)
Applicant	Seddon Homes Limited		
Agent	Indigo Planning Limited		
Location	Land West Of, GOLDFINCH CLOSE, CONGLETON		
Proposal	Discharge of conditions 7, 8, 9, 10, 12, 14, 16, 17, 20 and on application 13/3517C and appeal APP/R0660/A/14/2228681		
Comments Deadline	08 March 2017		

16

	App No	Registration Date	Ward
	17/0862D	16 February 2017	Congleton West & East (2011)
Applicant	Seddon homes Limited		
Agent	Indigo Planning		
Location	Land west of Goldfinch Close, Congleton		
Proposal	Discharge of Conditions 8, 9 and 10 on planning application 13/3527C (approved on appeal APP/R0660/A/14/2228681)		
Comments Deadline	09 March 2017		

Planning Applications Registered Weekly List
Week Ending 24/02/17

SOUTH AREA

17 *

	App No	Registration Date		Ward
Delegated Agenda	17/0870C	16 February 2017		Congleton East
Applicant	Mr Kevin Barton			
Agent	Dane Architecture			
Location	166, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LS			
Proposal	Detached single storey garage/workshop ancillary building.			
Comments Deadline	22 March 2017			

18 *

	App No	Registration Date		Ward
	17/0948C	17 February 2017		Congleton West (2011)
Applicant	Ansa Environmental Services Ltd			
Agent				
Location	Roundabout: West Rd / Clayton Bypass / Davenport St / Obelisk Way, Congleton			
Proposal	Erection of 5 sponsorship signs on the roundabout. One facing each entry point onto the roundabout.			
Comments Deadline	13 March 2017			

19 *

	App No	Registration Date		Ward
Delegated Agenda	17/0949C	17 February 2017		Congleton West (2011)
Applicant	Ansa Environmental Services Ltd			
Agent				
Location	Roundabout, NEWCASTLE ROAD, CONGLETON			
Proposal	Advertisement Consent for erection of 4 sponsorship signs on the roundabout. One facing each entry point on the roundabout			
Comments Deadline	15 March 2017			

20 *

	App No	Registration Date		Ward
Delegated Agenda	17/0953C	17 February 2017		Congleton West (2011)
Applicant	Ansa Environmental Services Ltd			
Agent				
Location	Land At, CLAYTON-BY-PASS ROUNDABOUT, CONGLETON			
Proposal	Advertisement Consent - Erection of 4 sponsorship signs on the Roundabout: Clayton Bypass / Barn Rd / Springfield Drive (Tesco/MacDonalds) Congleton.			
Comments Deadline	14 March 2017			

Planning Applications Registered Weekly List
Week Ending 24/02/17

21

Delegated Agenda	17/1019C	21 February 2017	Congleton West (2011)
Applicant	Mr R SUPPREE		
Agent	DLH Design Associates UK Ltd		
Location	2, PADGBURY LANE, CONGLETON, CW12 4LP		
Proposal	Demolition of existing dwelling and garage and erection of 2no. detached dwellings (Resubmission of 16/5183C)		
Comments Deadline	16 March 2017		

22 *

	App No	Registration Date	Ward
Delegated Agenda	17/0781T	20 February 2017	Congleton East
Applicant	Geoffrey Barratt		
Agent	Treemedic Ltd		
Location	land adjacent to 6, HILLESDEN RISE, CONGLETON, CW12 3DR		
Proposal	Beech (T1) – Lowest lateral towards house to be removed. Adjacent smaller branch toward house to be reduced by 3m. Beech (T2) – Crown lift to 5m back to boundary, only on applicants side. Horse Chestnut (T3) – Re-pollard to previous pollard point. Beech (T4) – Reduce height by 4m		
Comments Deadline	17 March 2017		

23 *

	App No	Registration Date	Ward
Delegated Agenda	17/0925T	17 February 2017	Congleton West (2011)
Applicant	Astbury Mere Trust		
Agent	Cheshire East Council		
Location	Astbury Mere Country Park, Sandy Lane, Congleton, Cheshire, CW12 4FR		
Proposal	6 X Willow sp - Fell. All trees marked with yellow dot (west side). No re-planting. Allow natural regeneration.		
Comments Deadline	28 February 2017		

24 *

	App No	Registration Date	Ward
Delegated Agenda	17/0819D	20 February 2017	Congleton East
Applicant	Mr Andrew Yates		
Agent	Jay Ashall Partnership		
Location	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX		
Proposal	Discharge of Conditions 2, 5, 6, 9, 11, 12 & 14 on approved application 15/5480C - Variation of condition 3 (revised approved plans) to planning application 14/5822C - Conversion of barns to residential use.		
Comments Deadline	15 March 2017		