



Congleton Town Council

Historic market town

Chief Officer: **David McGifford**

30th March 2017

Dear Councillor

Planning Committee Meeting – Thursday 6th April 2017

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 6th April 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

David McGifford
CHIEF 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 March 2017 (copy enclosed).

Congleton
beartown
where friends are made

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

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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 March 2017 (copy enclosed).

ii) Lists for subsequent weeks will be circulated when received.

6. Response from CEC re the joining of Greenfield and Radnor Industrial Estates and measures for HGV restrictions (Enclosed)

To receive and debate a response from CEC

7. CEC Proposed Community Infrastructure Levy (CIL) contribution for Congleton (to follow)

To receive and debate a report on the proposed CIL contribution

8. 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 9th MARCH 2017

PRESENT

Councillor L D Barker (Chairman)
Mrs S Akers Smith
Mrs A Armitt
P Bates
R Boston
D T Brown
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 N. Adams, J. G. Baggott, P. Broom, G. R. Edwards and G. S. Williams.

2. MINUTES

PLN/25/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 9th February 2017 be approved and signed by the Chairman as a correct record with the addition of the word quantity in respect of application 17/0514C – Grove Inn, Manchester Road.

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, Hayes and Wardlaw 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/26/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 10th February 2017

16/5279C Land East of Meadow Avenue, Congleton **NO OBJECTION**
Subject to the following –

- Access over Stoney Lane would require the provision of steps
- Check the adequacy of the pumping station
- Suitable drainage
- The border fencing need to be checked to ensure that the hedgerows are preserved
- The Section 106 Agreement to provide funds for health and education in the area and affordable housing

Councillors Brown and Holland declared a “non pecuniary” interest in application 16/5279C

17/0518C Grove Inn, Manchester Road, Congleton, CW12 **REFUSE - due to other applications on this development being refused and are currently at appeal**

Councillors Bates and Barker declared a “non pecuniary” interest in application 17/0518C

17/0642C	Land Off Manchester Road, Congleton	NO OBJECTION
17/0721C	81 Lower Heath, Congleton, CW12 1NJ	NO OBJECTION
17/0726C	22 Delamere Road, Congleton, CW12 4PA	NO OBJECTION
17/0413T	14 Barnett Grove, Congleton, CW12 4WF	NO OBJECTION
		Subject to usual conditions
17/0687D	Shakerley Arms, 7 – 9 Willow Street, Congleton	NO OBJECTION

Week ended 17th February 2017

17/0522C Overlands, Cherry Lane, Congleton, CW12 3QU **NO OBJECTION**

Councillors Brown, Hayes and Holland declared a “non pecuniary” interest in application

17/0522C

17/0846C Bakers Villas, Wagg Street, Congleton, CW12 4BA **NO OBJECTION**

17/0854C Rear of 72 Lawton Street, Congleton, CW12 1RS **NO OBJECTION**

Councillor Hayes declared a “non pecuniary” interest in application 17/0854C

17/0864C 18 Falmouth Road, Congleton, CW12 3BH **NO OBJECTION**

17/0794D Dane Valley Road, Congleton, CW12 1PH **NO OBJECTION**

17/0808D 11 Bridge Street, Congleton, CW12 1AY **NO OBJECTION**

17/0809D 11 Bridge Street, Congleton, CW12 1AY **NO OBJECTION**

17/0795D Land West of Goldfinch Close, Congleton

17/0862D Land West of Goldfinch Close, Congleton,

These applications were considered together – to request that the Planning Officer make the decision as to whether the conditions have been satisfied and to note the following comments of the Town Council

- The bridleway that is promoted as a walking route from the development into the Town Centre has drainage problems and is often flooded with surface water
- The hedge and medieval field plans should be preserved and the agreement struck at Appeal should be upheld
- Two fields on the site are adjacent to the cemetery and developers should limit construction noise when funerals are taking place
- Concerns regarding tree protection due to soil compaction affecting tree roots. Enforcement Officers have been involved in having hard standing removed in areas too close to hedges/trees and we request that they continue to closely monitor that protection measures are implemented.

Week ended 24th February 2017

17/0870C	166 Biddulph Road, Congleton, CW12 3LS	NO OBJECTION
17/0948C	Roundabout West Road/ Clayton By Pass, Congleton	REFUSE – due to the signs being too large and not in keeping with the tradition of the Town
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0948C		
17/0949C	Roundabout Newcastle Road, Congleton	REFUSE – due to the signs being too large and not in keeping with the tradition of the Town
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0949C		
17/0953C	Land at Clayton By Pass Roundabout, Congleton	REFUSE – due to the signs being too large and not in keeping with the tradition of the Town
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0953C		
17/1019C	2 Padgbury Lane, Congleton, CW12 4LP	NO OBJECTION
17/0781T	Land adj to 6 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
		Subject to usual conditions
17/0925T	Astbury Mere Country Park, Sandy Lane, Congleton	NO OBJECTION
		Subject to usual conditions
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0925T		
17/0819D	Wood Farm, Wood Lane, Congleton, CW12 3PX	NO OBJECTION

Week ended 3rd March 2017

17/0622C	1 Bridge Row, Congleton, CW12 2QX	NO OBJECTION
17/1088C	High Bent Farm, Congleton, CW12 3QH	NO OBJECTION
17/1181C	30 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
17/1212C	13 Threefields Close, Congleton, CW12 4PU	NO OBJECTION
Councillor Hayes declared a “non pecuniary” interest in application 17/1212C		
17/1108D	12 – 16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
17/0995C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	NO OBJECTION

6. PLANNING APPEALS

None to report.

7. MAIN MODIFICATIONS TO CHESHIRE EAST LOCAL PLAN

PLN/27/1617 RESOLVED: To receive the group Neighbourhood Plans draft response to the Local Plan Modification – Copy attached.

L. D. Barker – Chairman

Planning Applications Registered Weekly List
W/E 10.03.17

SOUTH AREA

1 *

	App No	Registration Date		Ward
Delegated Agenda	17/1044C	01 March 2017		Congleton West (2011)
Applicant	Miller Homes Limited - NW Region			
Agent				
Location	SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE, CW12 1PH			
Proposal	Non material amendment to move Plot 25 by 1.5m on application 14/2049C - Demolition of existing industrial building and redevelopment to provide residential development (up to 75 dwellings), new access, open space and reconfigured car park			
Comments Deadline				

2 *

	App No	Registration Date		Ward
Delegated Agenda	17/1070C	02 March 2017		Congleton West (2011)
Applicant	Miss Sheryl Craddock			
Agent				
Location	UNIT 2, TOWERHILL COURT, GREENFIELD ROAD, CONGLETON, CW12 4TR			
Proposal	Change of use required from light industrial to D2.			
Comments Deadline	05 April 2017			

3 *

	App No	Registration Date		Ward
Delegated Agenda	17/1186C	03 March 2017		Congleton West (2011)
Applicant	Co-op Funeralcare			
Agent	Barton Willmore			
Location	Davenport House, 20, WEST ROAD, CONGLETON, CW12 4FB			
Proposal	Change of use from use class B1 to use class A1 and external alterations			
Comments Deadline	05 April 2017			

4 *

	App No	Registration Date		Ward
Delegated Agenda	17/1209C	03 March 2017		Congleton West (2011)
Applicant	HSBC Corporate Real Estate			
Agent	AXIS Architecture			
Location	15, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BJ			
Proposal	Advertisement consent for one fascia sign, one projecting sign, nameplate, 2x opening hours vinyl and 2x security notice vinyl			
Comments Deadline	27 March 2017			

Planning Applications Registered Weekly List
Week ending 17.3.2017

5

	App No	Registration Date	Ward
Delegated Agenda	17/1252C	06 March 2017	Congleton East
Applicant	Bill and Ben Skip Hire Ltd		
Agent	AC Environmental Consulting Ltd		
Location	BILL AND BEN SKIP HIRE, BRUNSWICK WHARF, BROOK STREET, CONGLETON, CW12 1RG		
Proposal	Proposed changes to site layout, concreting of yard surface, construction of a waste handling building, creation of concrete walled bays for storage of recyclable materials and storage of skips and vehicles		
Comments Deadline	03 April 2017		

6

	App No	Registration Date	Ward
Delegated Agenda	17/1379C	15 March 2017	Congleton West (2011)
Applicant	Keyworker Homes NW		
Agent	De Pol Associates		
Location	Land Adjacent the Pump House, Forge Lane, CONGLETON, Congleton, Cheshire East		
Proposal	Plot substitution of house types at plots 14, 16, 17, 18 and 19		
Comments Deadline	12 April 2017		

7*

	App No	Registration Date	Ward
	17/1440C	15 March 2017	Congleton West (2011)
Applicant	Jones Homes (North West) Ltd		
Agent			
Location	Land off Manchester Road, Phase 1, Manchester Road, Congleton		
Proposal	Non material amendment to 14/4451C		
Comments Deadline	23 March 2017		

8*

	App No	Registration Date	Ward
Delegated Agenda	17/1373T	13 March 2017	Congleton East
Applicant	Mr Paul Drabble		
Agent	Mr Edward Richards		
Location	32, PARK LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3DG		
Proposal	Works to Blue Atlas Cedar Trees		
Comments Deadline			

9

	App No	Registration Date	Ward
Delegated Agenda	17/1447D	15 March 2017	Congleton West (2011)
Applicant	Redrow Homes North West		
Agent			
Location	Land Off, MACCLESFIELD ROAD, CONGLETON		
Proposal	Discharge of conditions on approval 16/4558C - Proposal for the construction of 201 dwellings off Macclesfield Road Congleton		
Comments Deadline	06 March 2017		

Planning Applications Registered Weekly List
W/e 24.3.17

10*

	App No	Registration Date		Ward
Delegated Agenda	16/1313C	20 March 2017		Congleton West (2011)
Applicant	david brennan			
Agent				
Location	St James House, 14 , Moody Street, Congleton, Cheshire East, CW12 4AP			
Proposal	Change of use from offices to residential dwelling. No change to the fabric of the building. Add a bathroom and kitchen.			
Comments Deadline	19 April 2017			

11*

	App No	Registration Date		Ward
Delegated Agenda	16/1314C	20 March 2017		Congleton West (2011)
Applicant	david brennan			
Agent				
Location	St James House, 14 , Moody Street, Congleton, Cheshire East, CW12 4AP			
Proposal	Change of use from offices to residential dwelling. No change to the fabric of the building. Add a bathroom and kitchen.			
Comments Deadline	19 April 2017			

12*

	App No	Registration Date		Ward
Delegated Agenda	17/1107C	02 March 2017		Congleton West (2011)
Applicant	Astbury Mere Trust			
Agent	VWB Architects Ltd			
Location	Astbury Mere Country Park, SANDY LANE, CONGLETON			
Proposal	Proposed Memorial Viewing Platform overlooking Astbury Mere			
Comments Deadline	19 April 2017			

13

	App No	Registration Date		Ward
Delegated Agenda	17/1446C	20 March 2017		Congleton East
Applicant	S. & G. Birtles			
Agent	VWB Architects Ltd			
Location	Hineswood Farm, Reades Lane, CONGLETON, CW12 3PJ			
Proposal	Proposed two storey front extension and first floor side extension including internal alterations.			
Comments Deadline	29 April 2017			

14

	App No	Registration Date		Ward
Delegated Agenda	17/1461C	17 March 2017		Congleton East
Applicant	Humphries Builders Ltd			
Agent	VWB Architects			
Location	Land Off, CANAL ROAD, CONGLETON			
Proposal	Proposed single storey dwelling			
Comments Deadline	19 April 2017			

**Planning Applications Registered Weekly List
W/e 24.3.17**

15*

	App No	Registration Date		Ward
Delegated Agenda	17/1499C	17 March 2017		Congleton East
Applicant	Mr & Mrs Tim Jackson			
Agent	Ian Ankers Architecture			
Location	39, LINKSWAY, CONGLETON, CW12 3BS			
Proposal	Demolition of conservatory and extensions to house including provision of a disabled suite for a dependant relative			
Comments Deadline	10 April 2017			

16

	App No	Registration Date		Ward
Delegated Agenda	17/1590C	22 March 2017		Congleton West (2011)
Applicant	Cheshire East Council			
Agent	Jacobs UK Ltd			
Location	Proposed, CONGLETON LINK ROAD, CONGLETON			
Proposal	Non material amendment to 15/4480C - The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road.			
Comments Deadline				

17

	App No	Registration Date		Ward
Delegated Agenda	17/1347D	20 March 2017		Congleton West (2011)
Applicant	Mr Tom Loomes			
Agent				
Location	Land Off Manchester Road Phase 1, MANCHESTER ROAD, CONGLETON			
Proposal	Discharge of conditions 3,4,6,10,11,13,15,18,19,20,23,24,25,27,28 on application 14/4451C - Erection of up to 137 dwellings with associated infrastructure (Phase 1)			
Comments Deadline	10 April 2017			

CONGLETON TOWN COUNCIL

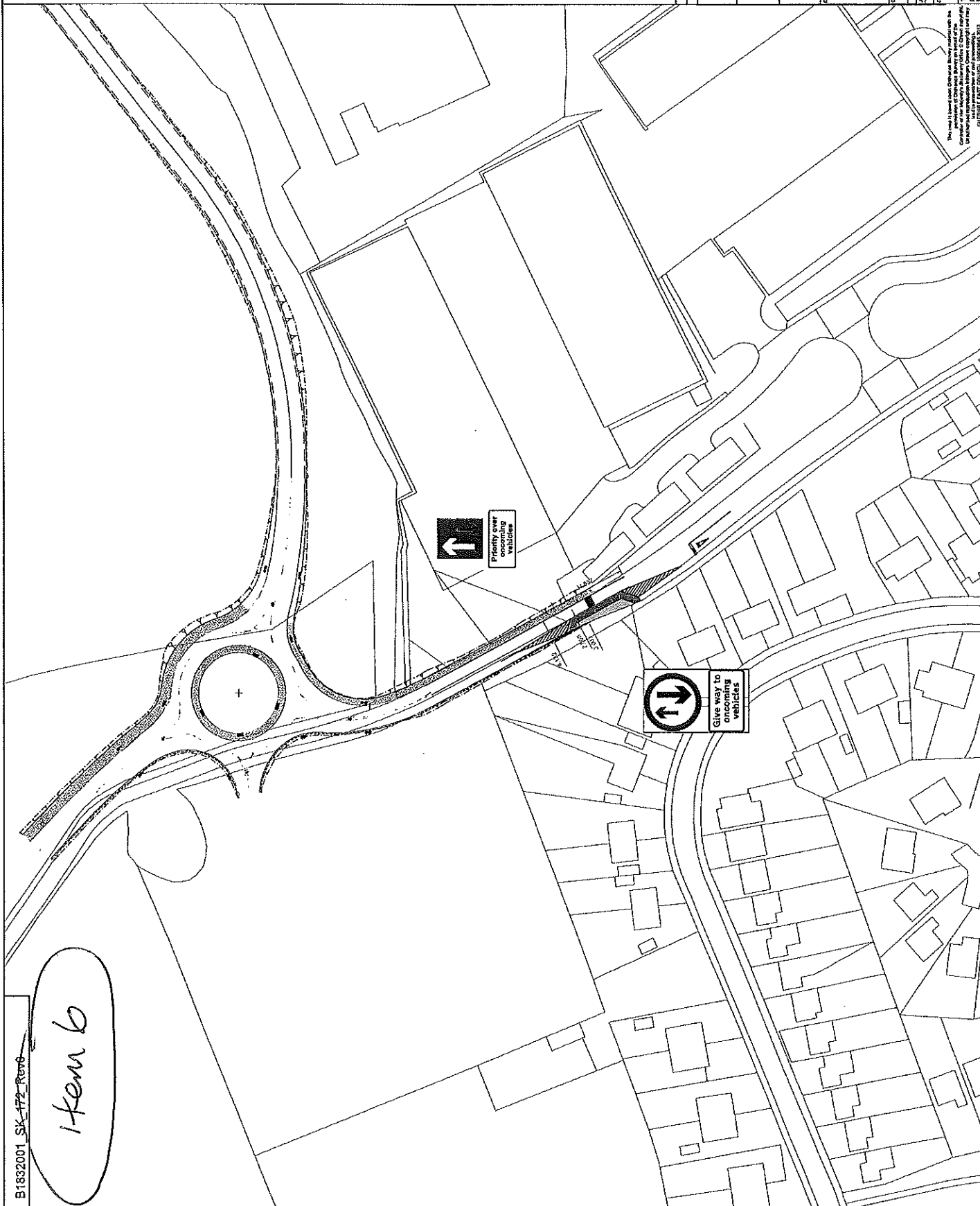
ITEM 6.

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning		
MEETING DATE AND TIME	6 th April 2017	LOCATION	Congleton Town Hall
REPORT FROM	Chief Officer		
AGENDA ITEM REPORT TITLE	Congleton Link Road - HGV impact on Back Lane		
Background	<p>Concerns were raised by the Planning Committee with regards to the impact of HGV's on the residential area of Back Lane once the Congleton Link Road had been completed.</p> <p>Part of a proposal was to request that investigations take place into the feasibility of joining the Radnor Park and Greenfield industrial Estates together without accessing Back Lane.</p> <p>This concern and request was sent to the CEC Project Manager for Congleton Link Road and the response received is below</p>		
	<p>From Paul Griffiths – Project Manager Congleton Link Road</p> <p>Please find attached a sketch of our proposed traffic calming treatment on the new section of Back Lane where it joins the existing built up section . This will ensure that all HGV traffic to Radnor Park accesses via the new Link Road.</p> <p>To reinforce this is may be necessary to promote a Weight Restriction on the existing section of Back Lane north of the junction with Greenfield Road. This would still allow access for HGV's to access Greenfield Industrial Estate from Holmes Chapel Road.</p> <p>It was never part of the CLR remit to 'join' the two industrial estates – though clearly if this could be done through the planning process (or as a separate mini scheme to the CLR) Greenfield Estate would then have the benefit of access to the CLR without using Back Lane also.</p> <p>See attached diagram</p>		
Response	To be agreed by Committee		

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Item 6



This drawing is not to be used in whole or part for any other purpose than the intended purpose and project as defined in this drawing. Refer to the contract for full terms and conditions.

CHESHIRE EAST COUNCIL, 10/03/2021 12:13

3.1	DATE	BY	DATE	BY	DATE
	15/03/2021	JAC	15/03/2021	JAC	15/03/2021
<p>JACOBS CONSULTING ENGINEERS 15, WATERLOO PLACE, LONDON W1A 1AE TEL: 020 7493 5000 FAX: 020 7493 5001 WWW.JACOBS.COM</p>					
<p>Cheshire East Council CONGLETON LINK ROAD</p>					
<p>PROPOSED BACK LANE NARROWING</p>					
<p>FOR INFORMATION 1:500 PLAN 1:100 NOT SCALE</p>					
<p>Drawing number: B1832001_SK-172</p>					
<p>This drawing is not to be used in whole or part for any other purpose than the intended purpose and project as defined in this drawing. Refer to the contract for full terms and conditions.</p>					