



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



11th February 2015

Dear Councillor

Planning Committee Meeting – Thursday 19th February 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 19th February 2015** 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.

Please note that prior to this meeting there will be a presentation at 6.30 p.m. by Stephen Barlow of Bloor Homes in respect of a proposed development on land at Buxton Road, Congleton. There will be a meeting of the Finance & Policy 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 22nd January 2014 (copy enclosed).

Congleton
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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) Lists for week ending 23rd and 30th January and 6th February 2015 (copy enclosed).

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

6. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council.

To: Members of the Council Press 3, Burgesses 4.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 22nd JANUARY 2015

PRESENT Councillor L. D. Barker - Chairman
G. Baxendale
G. R. Edwards
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, R. I. Brightwell, D. T. Brown, J. S. Crowther, G. P. Hayes, Mrs. E. Wardlaw, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/24/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 8th January 2015 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.

Councillor G. Baxendale declared a "non pecuniary" interest due to his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/25/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 9th January 2015

14/5383C Land Off Giantswood Lane, Hulme Walfield, Congleton **NO OBJECTION**
Subject to the following conditions -

Contributions towards the delivery of the Congleton Link Road.

Contributions towards complimentary highway measures on the existing highway network.

Pedestrian and cycle links set in green infrastructure to new and existing employment, residential areas, shops, schools, health facilities the town centre.

The provision of a network of open spaces for nature conservation and recreation.

The timely provision of physical and social infrastructure to support development at this location.

The delivery of appropriate public transport links to connect with employment, housing and retail / leisure uses in the town.

14/5674C	9 Linksway, Congleton, CW12 3BS	NO OBJECTION
14/5695C	1A Crayford Avenue, Congleton, CW12 2BW	NO OBJECTION
14/5798C	14 Wharfedale Road, Congleton, CW12 2BP	NO OBJECTION
14/5805C	New Bank Farm, Fol Hollow, Congleton, CW12 4HT	NO OBJECTION
Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 14/5805C		
14/5822C	Wood Farm, Wood Lane, Congleton, CW12	NO OBJECTION
14/5827C	15 High Street, Congleton, CW12 1BJ	NO OBJECTION

Week ended 16th January 2014

14/5111C	Third Avenue, Radnor Park Ind. Est., Congleton	NO OBJECTION
14/5789C	6 Back Lane, Congleton, CW12 4PP	NO OBJECTION
Planners are requested to check there are no issues with noise related problems		
14/5803C	The Orchard, Padgbury Lane, Congleton, CW12 4HX	NO OBJECTION
15/0020C	1 Beech Close, Congleton, CW12 4YL	NO OBJECTION
15/0044T	St James Church, Astbury Street, Congleton, CW12 4EF	NO OBJECTION

Subject to usual conditions

All Councillors declared a "non pecuniary" interest in application 15/0044T as they know the applicant.

6. PLANNING APPEALS

The following Appeal was noted -

14/0659C – APP/R0660/A/14/2226494 – Forge Mill, Forge Lane, Congleton, CW12 4HF

7. TREE PRESERVATION ORDER – PADGBURY LANE

Correspondence dated 13th January 2015 from Cheshire East Council in respect of the above was received and supported by the Town Council.

It was noted that the Council continue to support the objections to the applications for developments at Padgbury Lane which are due to be heard at Cheshire East Strategic Planning Board in February.

8. CORRESPONDENCE FROM THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

Correspondence dated 13th January 2015 from Brandon Lewis M.P. was received.

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List
Week Ending 23.01.15**

SOUTH AREA

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/5526C	23 December 2014	Nick Hulland	Congleton West (2011)
Applicant	Contronics Limited			
Agent				
Location	Units 6 & 7, Greenfield Farm Industrial Estate, BACK LANE, CONGLETON, CW12 4TU			
Proposal	To over clad the existing roof using 260mm roof insulation and 0.7mm plastisol coated steel roofing sheets. The upgraded roof will comply to current building regulations. The existing roof level will be raised by 260mm as a result of the upgrade works.			
Comments Deadline	12 February 2015			

2 *

	App No	Registration Date	Case Officer	Ward
25.02.15 - Southern Planning Committee	15/0001C	16 January 2015	Susan Orrell	Congleton West (2011)
Applicant	Seddon Homes Ltd			
Agent	Indigo Planning			
Location	Land off, Goldfinch Close and Kestrel Close, Congleton			
Proposal	Reserved Matters following Outline Approval of 12/3025C			
Comments Deadline	19 February 2015			

3 *

	App No	Registration Date	Case Officer	Ward
	15/0098C	19 January 2015	Edward Cratchley	Congleton Town West
Applicant	Mr Ian Humphrey			
Agent	Paul Searle Architect Ltd			
Location	65, GIANTSWOOD LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 2HQ			
Proposal	Replacement Entrance Stair and Landscaping			
Comments Deadline	09 February 2015			

4

	App No	Registration Date	Case Officer	Ward
	15/0108C	09 January 2015	Adam Barnes	Congleton East
Applicant	J Rowley			
Agent	Philip Kelsall Associates			
Location	30, WILLIAM STREET, CONGLETON, CW12 2EY			
Proposal	Full planning permission for the subdivision of an existing dwellinghouse for use as two separate dwellings and the construction of 1no. two bedroom terraced dwelling			
Comments Deadline	12 February 2015			

5 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0128T	12 January 2015	Anne Donkin	Congleton East
Applicant	MWA Arboriculture			
Agent	MWA Arboriculture Ltd			
Location	17, BOSLEY VIEW, CONGLETON, CW12 3TU			
Proposal	T1 Oak T2 Oak T3 Oak H1 Hawthorn WORKS- REMOVE			
Comments Deadline	10 February 2015			

Planning Applications Registered Weekly List
W/E 30.01.15

SOUTH AREA

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0228C	16 January 2015	Edward Cratchley	Congleton West (2011)
Applicant	SAS Daniels LLP			
Agent	DC Architects			
Location	Riverside Mill, Mountbatten Way, Congleton, Cheshire, CW12 1DY			
Proposal	Advertisement Consent for 1 sign - Business name and logo, all in white individual lettering with LED internal illumination			
Comments Deadline	20 February 2015			

7

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0260C	21 January 2015	Adam Barnes	Congleton East
Applicant	Mr & Mrs Cox			
Agent	David Salisbury Conservatories			
Location	HEATHER BANK FARM, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA			
Proposal	Non-Material Amendment to 14/4502C - Erection of single storey timber framed garden room.			
Comments Deadline	27 January 2015			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0145D	14 January 2015	Robert Law	Congleton West & East (2011)
Applicant	Seddon Homes Ltd			
Agent	Indigo Planning Limited			
Location	LAND OFF THE MOORINGS, CONGLETON, CHESHIRE			
Proposal	Discharge of condition 11 on approved 12/3028C - Up to 40 dwellings, open space, associated landscaping, infrastructure, access and demolition of a portal shed at land off the Moorings, Congleton, Cheshire			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 6 February 2015**

SOUTH AREA

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/5627C	14 January 2015	Adam Barnes	Congleton West (2011)
Applicant	Ella Rowe			
Agent				
Location	16, BOX LANE, CONGLETON, CW12 4NS			
Proposal	Erection of a single storey rear kitchen , rear dormer bedroom enlargement with pitched roof, and a front porch. Garage roof apex extended through to rear of extension; main roof line extended to meet centre line of new kitchen roof providing loft space f			
Comments Deadline	23 February 2015			

10 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0056C	26 January 2015	Adam Barnes	Congleton West (2011)
Applicant	Mr Daniel Kingston			
Agent				
Location	Unit 11, NEWMAN CLOSE, CONGLETON, CW12 4TR			
Proposal	Permission for a chimney for spray booth - (retrospective)			
Comments Deadline	26 February 2015			

11

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0186C	16 January 2015	Nick Hulland	Congleton East
Applicant	Mossley Cof E Primary School			
Agent	Ian Ankers Architecture			
Location	MOSSLEY C OF E PRIMARY SCHOOL, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JA			
Proposal	New single-storey building to provide pre-school accommodation (resubmission of 12/3258C)			
Comments Deadline	24 February 2015			

12

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0361C	23 January 2015	Nick Hulland	Congleton East
Applicant	Mr & Mrs H.J. McNeil			
Agent	VWB Architects			
Location	56, LEEK ROAD, CONGLETON, CW12 3HU			
Proposal	Application for Outline Planning Consent, including Access, Layout and Scale for one Detached Dwelling, fronting Boundary Lane as amendment to Planning Approval ref 14/0278C.			
Comments Deadline	27 February 2015			

Planning Applications Registered Weekly List
Week Ending 6 February 2015

13 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0536C	03 February 2015	Nick Hulland	Congleton East
Applicant	Mr S Alum			
Agent	Admoor Technical Designs			
Location	10, PARNELL SQUARE, HILLARY AVENUE, CONGLETON, CHESHIRE, CW12 3EQ			
Proposal	Advertisement Consent for two fascia signs			
Comments Deadline	26 February 2015			

14 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0252T	16 January 2015	Anne Donkin	Congleton East
Applicant	Nortek Pension Fund			
Agent				
Location	THE JUNCTION OF TOMMYS LANE AND BUXTON ROAD, CONGLETON			
Proposal	Fell Beech tree			
Comments Deadline				

15 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0278T	20 January 2015	Anne Donkin	Congleton West (2011)
Applicant	Mr Jeffery Harris			
Agent	Mr Wayne Barnett			
Location	17, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QH			
Proposal	Alder (G1/1) (Part A3 of the TPO) - Fell to ground level to facilitate replacement of boundary fence and to limit ongoing damage as described in Arboricultural report CW/7244-R. Alder (G1/2) (Part A3 of the TPO) - Remove easternmost stem to facilitate rep			
Comments Deadline				

16 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0518T	16 January 2015	Anne Donkin	Congleton East
Applicant	Nortek Pension Fund			
Agent				
Location	THE JUNCTION OF TOMMYS LANE AND BUXTON ROAD, CONGLETON			
Proposal	30% reduction in the crown of the Beech tree overhanging Buxton Road			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 6 February 2015**

17 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0324D	22 January 2015	Susan Orrell	Congleton West (2011)
Applicant	MCI Developments			
Agent				
Location	Land Rear Of The Pump House, FORGE LANE, CONGLETON			
Proposal	Discharge of condition 11 of permission 13/1414C; Erection of 14 affordable homes comprising 1 x 2-bed detached, 4 x 2-bed semi-detached, 4 x 3-bed semi-detached and 5 x 2-bed mews dwellings.			
Comments Deadline	27 February 2015			

18 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0357D	26 January 2015	Robert Law	Congleton West (2011)
Applicant	M Casserley			
Agent	Jay Ashall Associates			
Location	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ			
Proposal	Discharge of conditions 3 and 5 of permission 13/3407C; Single storey new build building for Pre-School including extension for storage, improved pedestrian access, extension to existing car park and fenced bin storage area. New emergency and maintenance			
Comments Deadline	27 February 2015			