



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



14th May 2014

Dear Councillor

Planning Committee Meeting - Thursday 22nd May 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 22nd May 2014** 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 3rd April 2014 (copy enclosed).

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.

Congleton
beartown
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



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 weeks ending 11, 18th and 25th April and 2nd and 9th May 2014 (copies enclosed).

ii) List 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. Highways Issues

To consider consultations received on highways matters which may be received before the meeting.

8. Cheshire West and Chester Local Plan

To note information received from Cheshire West and Chester (copy enclosed).

9. Any Other Business

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 3rd APRIL 2014

PRESENT Councillor L Barker (Chairman)
Mrs D Allen
G. Baxendale
P. Bates
R. I. Brightwell
D. T. Brown – arrived at 7.35 p.m.
J. S. Crowther
G R. Edwards
G. P. Hayes
Mrs A Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours, Mrs. S. A. Holland, N. T. Price, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/33/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 13th March 2014 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.

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/34/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 14th March 2014

14/0991C	Dane Court, Mill Green, Congleton,	NO OBJECTION
14/1038C	20 Chestnut Drive, Congleton, CW12 4UD	NO OBJECTION
14/1174C	Sunnyview, Canal Street, Congleton, CW12 3AE	NO OBJECTION

Week ended 20th March 2014

14/0464C	17 Sandbach Road, Congleton, CW12 4LB	NO OBJECTION
14/1154C	4 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
14/1192C	Wharf House, Silk Street, Congleton, CW12 4DH	REFUSE- due to

loss of amenity for Booth Street residents

Councillor Baxendale declared a "non pecuniary" interest in application 14/1192C

14/1248C	33 Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
14/1275C	87 Newcastle Road, Congleton, CW12 4HL	NO OBJECTION
14/1284C	19 Beatty Drive, Congleton, CW12 2ER	NO OBJECTION

Councillors agreed that applications 14/0999T and 14/1268T would not be discussed as the decision has already been made by Cheshire East.

Week ended 28th March 2014

14/1094C	4 Lower Heath, Congleton	NO OBJECTION
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Councillors Barker and Martin declared "non pecuniary" interests in application 14/1094C

14/1104C	Boundary Villa Farm, 4 Boundary Lane, Congleton	REFUSE – due
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to being green belt land

Councillor Edwards declared a "non pecuniary" interest in application 14/1104C

14/1361C	34 Dale Crescent, Congleton	LEAVE
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DECISION TO CHESHIRE EAST PLANNING OFFICERS – With note regarding whether

UPVC Cladding is an appropriate material to use in this neighbourhood

14/1307T	36 Park Lane, Congleton	NO OBJECTION Subject to usual conditions
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Additional Items

14/1237C	Unit 13 – 14 West Heath Shopping Centre, Congleton	NO OBJECTION
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14/1076C	11 Mill Street, Congleton	NO OBJECTION
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Councillors Bates, Hayes, Murphy and Parker declared "non pecuniary" interests in application

14/1076C

14/1465C	Key Green Chapel, Pedley Lane, Congleton	LEAVE
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DECISION TO CHESHIRE EAST PLANNING OFFICERS – whether land is within the green belt

Councillors Barker and Parker declared "non pecuniary" interests in application 14/1465C

14/1442C	46 A West Street, Congleton	REFUSE DUE
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TO LIGHT POLLUTION

14/1373C	14 Isis Close, Congleton	NO OBJECTION
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14/1558C	183 Longdown Road, Congleton	NO OBJECTION
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14/1296C 111A Canal Road, Congleton – The Town Clerk was requested to contact the Cheshire East enforcement officer to check whether everything has been carried out satisfactory in respect of a previous application.

6. **PLANNING APPEALS**

The following appeal was noted -

APP/R0660/A/14/2214018 – Application 13/3764C –
Land Off Waggs Road, Congleton – Bellway Homes – 104 Dwellings

To note that Councillors deplore the appeal and the Town Clerk was requested to contact the Inspector with the Town Council's decision on the application.

APP/R0660/D/14/2215791 - Application 13/4974C – 1 Wards Lane, Congleton
Appeal was noted

7. **REPORT – MEETING WITH SEDDON HOMES**

A report from the Town Clerk regarding a meeting with Seddon Homes was received.

8. **HIGHWAYS ISSUES**

Councillor Brightwell stated his concerns regarding the recent damage to the bridge over the railway line on Moss Road. Safety issues had previously been raised by this Committee and the Town Clerk was requested to contact Cheshire East to ensure that the highway improvements are carried out urgently.

Concerns were made regarding the position of the 40 mph speed limit on the A534 into Congleton now that the development has started at Loachbrook Farm. The Town Clerk was requested to contact Cheshire East to check whether there are conditions on the development in this respect and to ascertain when the speed limit position will be changed.

9. **CESHIRE EAST COUNCIL LOCAL PLAN STRATEGY**

Councillors agreed that the Strategy had undergone a great deal of consultation and from our perspective is legally sound.

10. **ANY OTHER BUSINESS**

It was noted that correspondence had been received from Staffordshire Moorlands regarding the adoption of the Staffordshire Moorlands Core Strategy.

Correspondence was noted from Cheshire East in respect of the Steamboat and it was agreed that Councillors Brown and Martin would attend the Enforcement Hearing

Street Trading Applications – The following applications were noted –

Trailer on A534 layby near Brereton – no objections were raised.

Victoria Potatoes, Victoria Street, Congleton – No objection to this application subject to the arrangements being made to ensure the trader complies with regulations regarding no traffic movement in the pedestrian area during the times 10 a.m. to 4 p.m.

L Barker (Chairman)

Planning Applications Registered Weekly List
w/e 11 April 2014

SOUTH AREA

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/2516C	02 April 2014	Nick Hulland	Congleton West (2011)
Applicant	The Hot Spot			
Agent	THE PLAN COMPANY			
Location	The Hot Spot, 26, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BD			
Proposal	Alterations & conversion of upper two floors to form four self-contained bed-sits.			
Comments Deadline	08 May 2014			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1656C	27 March 2014	Adam Barnes	Congleton West (2011)
Applicant	Mr Tino Martone			
Agent	Walker Design			
Location	12A/B, WEST STREET, CONGLETON, CW12 1JR			
Proposal	Proposed change of use from A1-A4			
Comments Deadline	08 May 2014			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1664C	31 March 2014	Nick Hulland	Congleton East
Applicant	Mr Shaun Lomas			
Agent	Jay Ashall Associates			
Location	Mount Pleasant, Crouch Lane, Congleton, Cheshire, CW12 3PT			
Proposal	Refurbishment and extension			
Comments Deadline	08 May 2014			

4 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1728C	02 April 2014	Adam Barnes	Congleton West (2011)
Applicant	Mr R Taylor			
Agent	Ambit Architectural Design			
Location	29, Grosvenor Road, Congleton, Cheshire, CW12 4PG			
Proposal	PROPOSED SIDE AND REAR EXTENSION, CHANGING FLAT ROOF TO PITCHED ROOF AND NEW SUN ROOM IN GARDEN.			
Comments Deadline	01 May 2014			

**Planning Applications Registered Weekly List
w/e 11 April 2014**

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1784C	04 April 2014	Robert Law	Congleton West (2011)
Applicant	Miss Tracey Walklate			
Agent	Jay Ashall Associates			
Location	Quinta Primary School, Ullswater Road, Congleton, Cheshire, CW12 4LX			
Proposal	Demolition of a mobile classroom, extension of the existing school to relocate the Somerford Kindergarten from existing mobile classroom, extend the netball courts and replace windows in the side elevation leading to the kindergarten.			
Comments Deadline	02 May 2014			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1740D	08 April 2014	Tim Poupard	Congleton West (2011)
Applicant	Bovis Homes Northern Region			
Agent				
Location	LOACHBROOK FARM, SANDBACH ROAD, CONGLETON, CW12 4TE			
Proposal	Discharge of Condition 6 (Landscape Management) on Planning Application 11/0736C - Redevelopment of Land for up to 200 Dwellings, Community Facilities & Associated Infrastructure			
Comments Deadline				

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1749D	01 April 2014	Ben Haywood	Congleton West (2011)
Applicant	The Planning Bureau Ltd			
Agent				
Location	DANE COURT, MILL GREEN, CONGLETON			
Proposal	Discharge of Conditions 1-6 on Planning Application 13/3452C			
Comments Deadline	11 April 2014			

**Planning Applications Registered Weekly List
Week Ending 18.04.2014**

8

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1786C	10 April 2014	Robert Law	Congleton West (2011)
Applicant	Mr D Saunders			
Agent	VWB Architects			
Location	66A, ROOD HILL, CONGLETON, CW12 1LQ			
Proposal	Prior Approval for Change of Use from Shop to Dwelling including Building Operations Reasonably Necessary for Conversion			
Comments Deadline	14 May 2014			

9

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1864C	09 April 2014	Philippa Cockroft	Congleton West (2011)
Applicant	Gerald Walsh			
Agent	Pro-TECH Architecture Ltd			
Location	1- 7, COLEHILL BANK, CONGLETON, CW12 3AD			
Proposal	Conversion of commercial building into apartments			
Comments Deadline	21 May 2014			

10 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1268T	04 April 2014	Nigel Bates	Congleton East
Applicant	Donald Webb			
Agent				
Location	65A, PARK LANE, CONGLETON, CW12 3DD			
Proposal	Removal of three Beech and one Red Chestnut.			
Comments Deadline	05 May 2014			

11 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1379T	10 April 2014	Nigel Bates	Congleton East
Applicant	Mrs J Imber			
Agent				
Location	18, LAMBERTS LANE, CONGLETON, CW12 3AU			
Proposal	Works to Ash Tree			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 18.04.2014**

12 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1618T	02 April 2014	Nigel Bates	Congleton East
Applicant	FPCR Environment & Design Limited			
Agent	Gladman Developments			
Location	MOSSLEY HOUSE, BIDDULPH ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 3LQ			
Proposal	Fell two Limes			
Comments Deadline				

13 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1817T	08 April 2014	Nigel Bates	Congleton East
Applicant	Joseph Norbury			
Agent				
Location	37, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG			
Proposal	Felling of weeping birch tree. See previous box.			
Comments Deadline				

Planning Applications Registered Weekly List
Week ending 25th April

South Area

14 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1055C	10 April 2014	Nick Hulland	Congleton West (2011)
Applicant	Mr David Ball			
Agent				
Location	16, PADGBURY LANE, CONGLETON, CW12 4LP			
Proposal	Remove existing conservatory Reduce width of existing kitchen and garage, making good to neighbours garage pitched roof. Extend existing kitchen to align rear of property but by less than existing conservatory. Build second storey on top of garage and k			
Comments Deadline	14 May 2014			

15

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1074C	14 April 2014	Nick Hulland	Congleton East
Applicant	Mr Guy Brittian			
Agent				
Location	THROSTLES NEST HOUSE, 29, BUXTON ROAD, CONGLETON, CW12 2DT			
Proposal	Proposed change of use from existing double garage into a new two bedroom dwelling.			
Comments Deadline	22 May 2014			

16

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1435C	15 April 2014	Philippa Cockroft	Congleton West (2011)
Applicant	Plant Developments Ltd			
Agent	Forshaw Greaves & Partners			
Location	Plot 14, Land of Tudor way, Congleton, Cheshire, CW12 4AS			
Proposal	Alteration to vehicular access to plot14, land off Tudor Way Congleton			
Comments Deadline	29 May 2014			

17 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1885C	15 April 2014	Adam Barnes	Congleton West (2011)
Applicant	Mr Geoffrey Hope			
Agent				
Location	7, VALE WALK, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AL			
Proposal	Listed building consent for complete refurbish and renovation of building.			
Comments Deadline	22 May 2014			

Planning Applications Registered Weekly List
Week ending 25th April

18 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1942C	14 April 2014	Robert Law	Congleton West (2011)
Applicant	P B Property Services			
Agent	P B Property Services			
Location	37, SOMERSET CLOSE, CONGLETON, CHESHIRE, CW12 1SE			
Proposal	Change existing flat roof garage to pitched roof			
Comments Deadline	14 May 2014			

19 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1986C	22 April 2014	Nick Hulland	Congleton West (2011)
Applicant	Mr Steve Worthington			
Agent	John Lancashire			
Location	3, KENDAL COURT, CONGLETON, CHESHIRE, CW12 4JN			
Proposal	Two Storey Extension to Front Elevation Of Property			
Comments Deadline	16 May 2014			

**Planning Applications Registered Weekly List
W/e 2.5.14**

SOUTH AREA

20

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1962C	23 April 2014	Nick Hulland	Congleton West (2011)
Applicant	Vodafone Limited			
Agent	Mono Consultants Ltd			
Location	EATON BANK, CONGLETON, CW12 1PF			
Proposal	Prior notification for the installation of a 17.5m dual user monopole housing three antennas mounted together at the top of the structure.			
Comments Deadline	28 May 2014			

21

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2052C	23 April 2014	Adam Barnes	Congleton East
Applicant	Alcock & Bailey Ltd			
Agent	Emery Planning Partnership Ltd			
Location	LAND REAR OF, 116, BIDDULPH ROAD, CONGLETON, CW12 3LY			
Proposal	Construction of 1 no. detached single storey dwelling, new access and hardstanding			
Comments Deadline	22 May 2014			

Planning Applications Registered Weekly List
Week ending 09/05/14

SOUTH AREA

22 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1848C	28 April 2014	Robert Law	Congleton East
Applicant	Mr R Hurst			
Agent				
Location	14A, SEVERN CLOSE, CONGLETON, CHESHIRE, CW12 3RD			
Proposal	Two storey side extension			
Comments Deadline	05 June 2014			

23 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2027C	28 April 2014	Nick Hulland	Congleton East
Applicant	MR S COLLINS			
Agent				
Location	1A, CRAYFORD AVENUE, CONGLETON, CW12 2BW			
Proposal	Loft conversion - one bedroom and one bathroom			
Comments Deadline	28 May 2014			

24

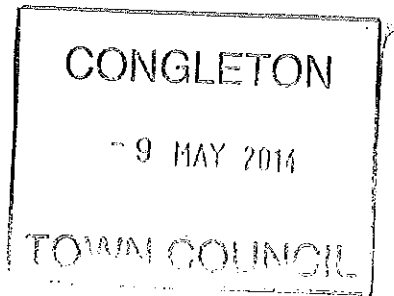
	App No	Registration Date	Case Officer	Ward
25.06.14 - Strategic Planning Board	14/2049C	22 April 2014	Paul Wakefield	Congleton West (2011)
Applicant	Siemens plc			
Agent	Blue Sky Planning Ltd			
Location	SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE, CW12 1PH			
Proposal	Demolition of existing industrial building and redevelopment to provide residential development, new access, open space and reconfigured car park			
Comments Deadline	05 June 2014			

25 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2024T	25 April 2014	Nigel Bates	Congleton West (2011)
Applicant	Mr Hayes			
Agent	A Phillips - Tree Surgery			
Location	10, THE MOUNT, CONGLETON, CW12 4FD			
Proposal	T1 Yew - Prune laterals extending towards property by 2-3m. T2 Yew - Prune laterals extending towards property by 2-3m.			
Comments Deadline				

Cheshire West & Chester Council

Mr P Cooper
Congleton Town Council
Town Hall
High Street
Congleton
CW12 1BN



Spatial Planning

2nd Floor, The Forum Offices
Chester, CH1 2HS

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Dear Mr P Cooper,

CHESHIRE WEST AND CHESTER LOCAL PLAN (PART TWO) LAND ALLOCATIONS AND DETAILED POLICIES – ISSUES CONSULTATION AND ADDITIONAL CALL FOR SITES

Cheshire West and Chester Council is consulting on issues for the Local Plan (Part Two) Land Allocations and Detailed Policies, including an additional call for sites. The consultation will run for a seven week period **beginning 12pm Thursday 1 May and ending at 5pm on Thursday 19 June 2014**. We would like to receive your views on what policies should or should not be included in the Local Plan (Part Two), including the potential to use Supplementary Planning Documents (SPD).

The Local Plan (Part Two) will set out the non-strategic allocations and detailed policies, following on from the strategic framework set out in the Local Plan (Part One). When adopted both documents will constitute the statutory development plan for Cheshire West and Chester and will replace all former Local Plans. The Local Plan (Part Two) will run to 2030 to align with the time horizon of the Local Plan (Part One).

The document can be viewed and comments submitted:

Through the Council's consultation portal via www.cheshirewestandchester.gov.uk/localplan

Emailed to spatialplanning@cheshirewestandchester.gov.uk or

Sent in writing to the following address:



Cheshire West
and Chester


Spatial Planning
Cheshire West and Chester Council
The Forum Offices
Chester
CH1 2HS

A copy of the consultation document and response form will be made available in all of the Council's offices and customer service centres as well as the borough's libraries during normal opening hours.

If you have any queries relating to this consultation please email spatialplanning@cheshirewestandchester.gov.uk or telephone 01244 973117 / 01244 973887.

I look forward to receiving your comments about the Plan.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jeremy Owens', written in a cursive style.

Jeremy Owens
Strategic Manager - Spatial Planning