



Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



9th July 2014

Dear Councillor

Planning Committee Meeting - Thursday 17th July 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 17th July 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.

Please note that there will be a presentation at 6.30 p.m. by Jay Ashall regarding a proposed scheme on a site off Back Lane, Congleton.

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 19th June 2014 (copy enclosed).



Congleton
beartown
where friends are made

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

Tel: 01260 270350 Fax: 01260 280357

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) Lists for weeks ending 20th and 27th June and 4th July 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. Upgrade Public Footpath

To consider correspondence received from Cheshire East Council dated 17th June in respect of public footpath and bridleway – Astbury Street to Banky Fields and Fol Hollow.

8. New Street Name Proposal

To consider information received from Cheshire East Council dated 26th June 2014 (copy enclosed) in respect of a new street name.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 19th JUNE 2014

PRESENT Councillor Mrs A Martin (Vice Chairman – In The Chair)

P. Bates
R. I. Brightwell
J. S. Crowther
G. P. Hayes
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, L. D. Barker, Ms. L. Bours, D. T. Brown, G. R. Edwards, Mrs. S. A. Holland, D. Murphy, D. A Parker, G. S. Williams and Miss R .K. Williams.

2. **MINUTES**

PLN/3/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 22nd May 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.

4. **OUTSTANDING ITEMS**

There were none.

5. **CHESHIRE EAST HIGHWAYS OFFICER**

Cheshire East Councillor Louise Brown and Gary Mallin, Network Intelligence Manager attended the meeting to discuss the potential traffic problems associated with developments in and around Congleton prior to the construction and delivery of the Link Road. They provided information on a street work permit scheme and improvements to traffic signals.

6. **PLANNING APPLICATIONS**

PLN/4/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 23rd May 2014

14/2336C	Unit 4 Barn Road, Congleton, CW12 1LJ	NO OBJECTION
14/2379C	Fellowship House, Park Road, Congleton, CW12 1DP	NO OBJECTION
Subject to opening hours being limited to latest 10 p.m.		
14/2302D	87 Newcastle Road, Congleton, CW12 4HL	NO OBJECTION
Councillors Crowther and Price declared "non pecuniary" interests in application 14/2302D		

Week ended 30th May 2014

14/1680C Land Between Manchester Road and Giantswood Lane, Congleton
NO OBJECTION - subject to 106 funds being allocated to the Public Realm Strategy and the Link Road. In addition, a request be made to include some bungalows in the development

Councillors Hayes and Price declared "non pecuniary" interests in application 14/1680C

14/2237C	Radnor Park Ind Estate. Back Lane, Congleton, CW12	NO OBJECTION
14/2463T	4 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
		Subject to usual conditions

Week ended 6th June 2014

14/0181C	27 Bowness Court, Congleton, CW12 4JR	NO OBJECTION
14/2121C	10 Tamar Close, Congleton, CW12 3RU	NO OBJECTION
14/2304C	45 – 47 West Street, Congleton, CW12 1JY	NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 14/2304C		
14/2541C	Croft Villa, 1215 Canal Road, Congleton, CW12 3AP	NO OBJECTION

Week ended 13th June 2014

14/2596C	Lamb Inn, 3 Blake Street, Congleton	NO OBJECTION
14/2615C	The Railway Hotel, 4 Biddulph Road, Congleton, CW12 3JS	NO OBJECTION
14/2626C	Congleton High School, Box Lane, Congleton, CW12 4NS	NO OBJECTION
14/2746C	18 Lawton Street, Congleton, CW12 1RP	NO OBJECTION
Councillor Hayes declared "pecuniary and non pecuniary" interests in application 14/2746C left the room and did not vote		
Councillor Bates declared a "non pecuniary" interest in application 14/2746C		
14/2673D	Mount Pleasant, Crouch Lane, Congleton, CW12 3PT	NO OBJECTION
14/2664T	Adj. Haven House, 104 Park Lane, Congleton, CW12 3DE	NO OBJECTION
		Subject to usual conditions

Brereton Rural/Somerford

14/2685C	Land South of Holmes Chapel Road, Somerford	REFUSE – due to the following reasons
----------	---	--

Planning application 14/2685C Land South of Holmes Chapel Road, Somerford

The proposed site is outside the settlement zone line of Congleton Town as defined by Policy PS3 and PS6

The area is specifically designated as a Settlement in the Open Countryside where only limited development would be appropriate as defined by Policies PS3 and PG5

The site is entirely outside the infill boundary line of the settlement as defined by Policies PS6 and H6 and does not therefore meet any of the requirements set out in PS8 for permitted development in Open Countryside.

The amount of traffic generated by the development, taken together with that from the recently approved Loach Brook Farm development will considerably exacerbate the existing traffic problems in Congleton to an intolerable level, defined by Policy GR18.

The proposed site is not included in the emerging Cheshire East Local Plan

7. **PLANNING APPEALS**

The following appeal was noted -

14/0134C Land South of Holmes Chapel Road, Somerford

8. **CHESHIRE EAST COUNCIL LOCAL PLAN STRATEGY –
SUBMISSION TO THE SECRETARY OF STATE**

It was noted that information had been received from Cheshire East Council dated 4th June 2014 in respect of the above.

9. **NEW STREET NAME PROPOSAL**

Information from Cheshire East Council dated 30th May 2014 was considered and it was PLN/5/1415 RESOLVED – that there is no objection to the name of Forge Croft Close

Mrs A Martin (Vice Chairman)

SOUTH APPLICATIONS

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2737C	02 June 2014	Nick Hulland	Congleton West (2011)
Applicant	Fashion & Furniture (Discounts) Ltd			
Agent	Craig Harwood Architectural Design			
Location	12, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BL			
Proposal	Listed Building Consent for proposed subdivision of existing ground floor shop premises to form smaller shop & a independent dwelling (2 bed room flat).			
Comments Deadline	17 July 2014			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2738C	04 June 2014	Nick Hulland	Congleton West (2011)
Applicant	Fashion & Furniture (Discounts) Ltd			
Agent	Architectural Design			
Location	12, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BL			
Proposal	Subdivision of existing ground floor shop premises to form smaller shop & an independent dwelling.			
Comments Deadline	17 July 2014			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2803C	11 June 2014	Nick Hulland	Congleton West (2011)
Applicant	Mr Christ Barton			
Agent				
Location	UNIT 2, 34, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AD			
Proposal	Change of use of ground store room to residential one bedroom flat			
Comments Deadline	17 July 2014			

4 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2859C	18 June 2014	Adam Barnes	Congleton East
Applicant	Gavin Townley			
Agent				
Location	44, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HU			
Proposal	Prior approval for single storey rear extension extending 4m beyond the rear wall, maximum height of 3.7m and eaves height of 2.3m			
Comments Deadline	10 July 2014			

Planning Applications Registered Weekly List
W/e 27.6.14

SOUTH AREA

5 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2751C	06 June 2014	Nick Hulland	Congleton West (2011)
Applicant	Norman Hodgkinson			
Agent	VWB Architects			
Location	Land accessed from Silk Street, Congleton CW12 4DH			
Proposal	Variation of Condition 2 and Removal of Conditions 6 and 9 on Approved application 14/1192C.			
Comments Deadline	15 July 2014			

6

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2809C	13 June 2014	Nick Hulland	Congleton East
Applicant	Mrs Jean Leigh			
Agent	D C ARCHITECTS			
Location	Tall Ash Cottage, 93, BUXTON ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DY			
Proposal	Demolition of existing cottage and rebuild 2 New Dwellings with new access			
Comments Deadline	23 July 2014			

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2919C	16 June 2014	Robert Law	Congleton East
Applicant	Mr & Mrs M Ryder			
Agent	Emery Planning Partnership Ltd			
Location	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH			
Proposal	Proposed refurbishment and extension of Grade II listed building, including demolition of existing single storey extension and change of use of paddock			
Comments Deadline	24 July 2014			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2921C	13 June 2014	Robert Law	Congleton East
Applicant	M Ryder			
Agent	Emery Planning Partnership Ltd			
Location	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH			
Proposal	Listed Building Consent for proposed refurbishment and extension of Grade II listed building, including demolition of existing single storey extension and change of use of paddock			
Comments Deadline	24 July 2014			

Planning Applications Registered Weekly List
W/e 27.6.14

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2985C	18 June 2014	Robert Law	Congleton East
Applicant	Mr Bob Leese			
Agent	Elite UPVC and Home Improvements			
Location	22, SOUTHLANDS ROAD, CONGLETON, CW12 3JY			
Proposal	Prior Approval of a white UPVC conservatory extending 4.3m beyond the rear wall, maximum height of 3.7m and eaves height of 2.4m			
Comments Deadline	18 July 2014			

10 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2808T	16 June 2014	Nigel Bates	Congleton West (2011)
Applicant	ANSA Environmental Service			
Agent				
Location	Amenity Land, Antrobus Street Gardens Antrobus Street Congleton			
Proposal	Fell group of Lawsons Cypress, remove stumps and replant with shrubs and small ornamental tree species ie Prunus, Malus			
Comments Deadline				

11 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2947T	12 June 2014	Nigel Bates	Congleton West (2011)
Applicant	harris			
Agent	branching out tree services			
Location	17, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QH			
Proposal	The exact number of trees is unclear, however, there are 8 stems of Sycamore and 3 stems of Alder. We would like to propose the removal to ground level of all the above. This is due to the trees causing damage to property belonging to 17 longdown road. Th			
Comments Deadline				

Planning Applications Registered Weekly List
Week Ending 4th July

SOUTH AREA

12 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2905C	25 June 2014	Nick Hulland	Congleton East
Applicant	D O'Keefe			
Agent	Cowdray Planning Consultancy			
Location	LAND ADJACENT TO HILLSIDE BARN, CONGLETON EDGE ROAD, CONGLETON, CW12 3NA			
Proposal	Retrospective application for retention of field pond			
Comments Deadline	30 July 2014			

13 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2925C	20 June 2014	Susie Bishop	Congleton West (2011)
Applicant	Mr K Toft			
Agent	ARCHTREND DESIGN			
Location	35, HAWTHORNE CLOSE, CONGLETON, CW12 4UF			
Proposal	Extension to existing dwelling to form granny flat, including removal of garage			
Comments Deadline	21 July 2014			

14

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2958C	24 June 2014	Adam Barnes	Congleton East
Applicant	Mr & Mrs D Holland			
Agent	ARCHTREND DESIGN			
Location	30, CROSS LANE, CONGLETON, CW12 3JX			
Proposal	Resubmission of application 13/4483C - rear extension to existing dwelling and formation of dormer window at front.			
Comments Deadline	25 July 2014			

15

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2982C	23 June 2014	Susan Orrell	Congleton West (2011)
Applicant	Seddon Homes Limited			
Agent	Indigo Planning Limited			
Location	Land Off, GOLDFINCH CLOSE, CONGLETON			
Proposal	Variation of condition 4 on the approval under appeal of 12/3025C			
Comments Deadline	24 July 2014			

Planning Applications Registered Weekly List
Week Ending 4th July

16 *

Delegated Agenda	App No 14/3020C	Registration Date 19 June 2014	Case Officer Nick Hlland	Ward Congleton West (2011)
Applicant	Phil Langford			
Agent	GDA Design Associates Ltd			
Location	15, Greenacres Road, CONGLETON, Congleton, Cheshire, CW12 4LS			
Proposal	Two Storey Side Extension and Single Storey Front and Rear Extensions.			
Comments Deadline	23 July 2014			

17

Delegated Agenda	App No 14/3033C	Registration Date 24 June 2014	Case Officer Nick Hlland	Ward Congleton East
Applicant	Andrew Yates			
Agent	Jay Ashall Associates			
Location	WOOD FARM, WOOD LANE, CONGLETON, CW12 3PX			
Proposal	Demolition of existing farmhouse, outbuildings and stables and construction of new dwelling			
Comments Deadline	31 July 2014			



Mr B Hogan
Congleton Town Council
Town Hall
High Street
Congleton CW12 1BN

Public Rights of Way Team
2nd Floor Old Building
Municipal Buildings
Crewe
CW1 2BJ

Phone: 01270 686029
Fax: 01270 686186

jennifer.tench@cheshireeast.gov.uk

DATE: 17th June 2014 OUR REF: PROW/JLT/CO/8/36 YOUR REF:
Please Contact: Jennifer Tench

Dear Mr Hogan

Wildlife & Countryside Act 1981 Definitive Map & Statement
Application to upgrade Public Footpath No 71 & Public Footpath No 11 (part) Parish
of Congleton to Bridleway

An application has been made for a Definitive Map Modification Order (DMMO) to upgrade public footpath No.71 & 11 (part) in the parish of Congleton to bridleway status. The route is shown on the attached map.

The application is supported by 13 user evidence forms from people claiming to have used the way on horseback for varying periods of time. As part of the investigation into this application I will be interviewing as many of those witnesses as possible and there will be a detailed examination of the available documentary evidence.

I wish to know whether your organisation has any particular view or comment to make and whether you have any evidence which may assist in the investigation of this claim.

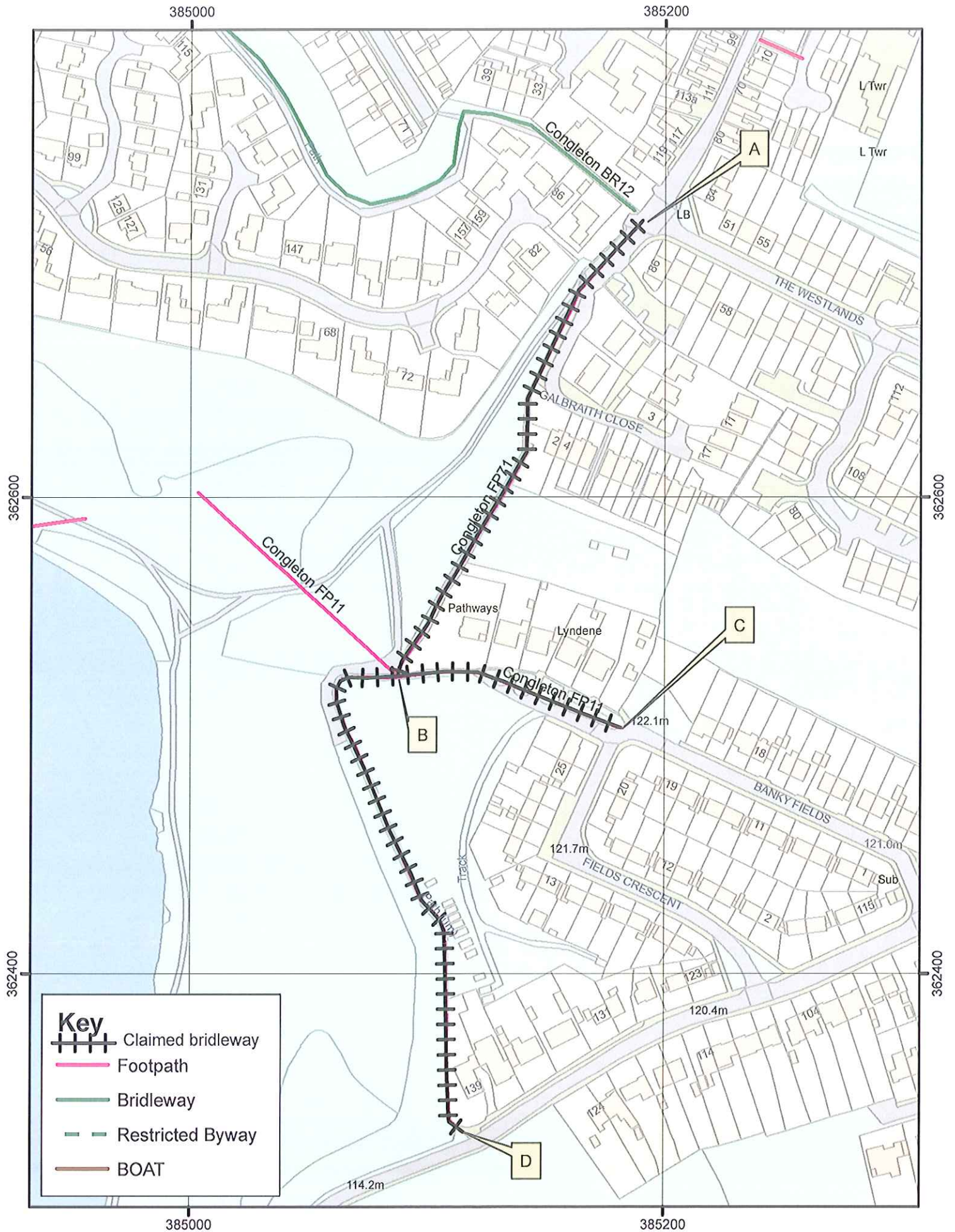
This application is now actively under investigation and landowners and witnesses are soon to be contacted. Once investigations are complete a report and recommendation will be submitted to the Council's Rights of Way Committee. Any comments received will be summarised in the report.

If you do have any evidence/comments to make I would be grateful if you would send them to me by **29th August 2014**. If I have not heard from you by then I will assume you have no comment to make. I will be the case officer for this application, if you have any queries please do not hesitate to contact me on the telephone number below.

Yours sincerely



Jennifer Tench
Definitive Map Officer
Tel: 01270 686158



Claimed bridleway from Astbury Street
to Banky Fields and Fol Hollow

Plan No.
CO/8/36

This is a working copy of the definitive map
and should not be used for legal purposes



1:2,000

© Crown copyright and database rights 2014. Ordnance Survey 100049045.



Address Management
Municipal Buildings
Earle Street
Crewe, CW1 2BJ
Tel: 01270 686770
Email: addressmanagement@cheshireeast.gov.uk

Date: 26/06/2014
Case Reference Number: SNN000000169

Dear Sir / Madam,

Re: New Street Naming Proposal

Under Cheshire East Council's Street Naming & Numbering Policy procedure, we are required to gather views of various internal and external bodies, including the Ward Councillors and Parish Council for any proposed new street names being allocated under the Council's Street Naming & Numbering statutory powers.

We have received an application to address one new street and 17 new dwellings off Havannah Street, Congleton.

Planning application number - 13/4045C

Location – Land off Havannah Street

The applicant, Plus Dane Group, have put forward the following suggestion:

Park Wood Row

Please could you let me have your comments by 15/07/2014. If I do not hear from you by the end of this consultation period I will assume you have no comments/objections to make.

Yours faithfully

Keith Fenton

Street Naming and Numbering Officer