



# Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



15<sup>th</sup> February 2012

Dear Councillor

Planning Committee Meeting - Thursday 23<sup>rd</sup> February 2012

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 23<sup>rd</sup> February 2012** commencing at **6.30 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 meeting of the Finance and Policy Committee after this meeting, commencing at 7.15 pm**

Yours sincerely

Brian Hogan  
Town Clerk

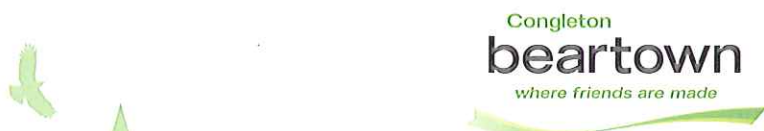
## AGENDA

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 26<sup>th</sup> January 2012 (copy enclosed)



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

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3. Declarations of Interest

Members are requested to declare both "personal" and "personal and prejudicial" interests as early in the meeting as they become known.

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 weeks ending 27<sup>th</sup> January, 3<sup>rd</sup> February 2012

ii) List for subsequent weeks will be circulated at the meeting when received.

6. Planning Appeals

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

Higher Overton Farm, Congleton, Staffordshire, Appeal against refusal by Staffordshire and Moorlands D.C, to erect a 46m wind turbine. CTC previously offered no comment

7. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

8. Highways Issues

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

9. Any Other Business

10. Resolution to exclude the Public and Press (if necessary)

To consider passing a resolution if required in accordance with the Public Bodies (Admission to Meetings) Act 1960, that public and press be excluded from the meeting for the matters set out below on the grounds that it could involve the likely disclosure of private and confidential information or staff matters.

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

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 26<sup>TH</sup> JANUARY 2012

**PRESENT** Councillor L. D. Barker (Chairman)  
Mrs. D. S. Allen  
G. Baxendale  
G. R. Edwards  
G. P. Hayes  
Mrs. S. A. Holland  
Mrs. A. M. Martin  
D. A. Parker  
Mrs. J. D. Parry

#### 1. **APOLOGIES**

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

#### 2. **MINUTES**

PLN/28/1112 RESOLVED: That the Minutes of the Meeting of the Committee held on 5<sup>th</sup> January 2012 be approved and signed by the Chairman as a correct record.

#### 3. **DECLARATIONS OF INTEREST**

Members were reminded to declare both "personal" and "personal and prejudicial" interests as early in the meeting as they become known.

Councillor G. Baxendale declared a personal interest due to being a member of Cheshire East Council.

#### 4. **OUTSTANDING ITEMS**

There were none

#### 5. **PLANNING APPLICATIONS**

PLN/29/1112 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

#### **Week ended 13<sup>th</sup> January 2012**

11/4050C	4 Annan Close, Congleton, CW12 4HN	NO OBJECTION
11/4594C	The Paddocks, 40A Boundary Lane, Congleton, CW12	NO OBJECTION
11/0056C	22 Priory Close, Congleton, CW12 3JL	NO OBJECTION
11/0058C	23 Priory Close, Congleton, CW12 3JL	NO OBJECTION
12/0066C	5A Nursery Lane, Congleton, CW12 3EX	NO OBJECTION

Councillor G. P. Hayes declared a personal interest in application 12/0066C



12/0069C	11A William Street, Congleton, XCW12 2EY	NO OBJECTION
12/0097C	1 Cumberland Road, Congleton, CW12 4PH	NO OBJECTION

**Week ended 20<sup>th</sup> January 2012**

12/0094C	11 West Street, Congleton, CW12 1JN	NO OBJECTION
12/0106C	Tall Ash Farm Triangle, Buxton Road, Congleton, CW12	<b>NO OBJECTION</b>

**Subject to Highways checking to ensure that the access to the site is acceptable**  
 Councillor D. A. Parker declared a personal interest in application 12/0106C

12/0157C	36 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
12/0161C	133 Waggs Road, Congleton, CW12 4BU	NO OBJECTION

Councillor G. R. Edwards declared a personal interest in application 12/0161C

**Additional List**

12/0049C	Brunswick Wharf, Brook Street, Congleton, CW12 1RG	NO OBJECTION
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**6. PLANNING APPEALS**

It was noted that -

11/0736C – Loachbrook Farm, Sandbach Road – the Public Inquiry is scheduled to resume on 9<sup>th</sup> February 2012.

**7. CHURNET VALLEY MASTERPLAN**

The Churnet Valley Masterplan Consultation document was received.

**8. LICENSING APPLICATIONS**

None to report.

**9. HIGHWAYS ISSUES**

None to report.

**10. ANY OTHER BUSINESS**

None.

L. D. Barker (Chairman)

## Planning Applications 23<sup>rd</sup> February 2012

<b>1</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0005C</b>	17 January 2012	Philippa Cockroft	Congleton East
<b>Applicant</b>	R Fallows			
<b>Agent</b>	DBD Consultants			
<b>Location</b>	IVANHOE, TOMMYS LANE, CONGLETON, CW12 2EZ			
<b>Proposal</b>	Amended position of proposed bungalow and garage from the approved plans reference 11/0254C			
<b>Comments Deadline</b>	22 February 2012			

<b>2</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0279C</b>	18 January 2012	Chris Grimes	Congleton East
<b>Applicant</b>	MRS LYNN SEARLE			
<b>Agent</b>	PAUL SEARLE ARCHITECT LTD			
<b>Location</b>	12, LEEK ROAD, CONGLETON, CW12 3HU			
<b>Proposal</b>	Alteration to Existing Single-Storey Garage to Form New Double Garage and Utility			
<b>Comments Deadline</b>	17 February 2012			

<b>3</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0198T</b>	11 January 2012	Anne Donkin	Congleton West (2011)
<b>Applicant</b>	MR THOMAS RIDDELL			
<b>Agent</b>				
<b>Location</b>	7, THE MOUNT, CONGLETON, CW12 4FD			
<b>Proposal</b>	Crown Lift of Large Lime Tree to 5 Metres from Ground Level and Removal of Thin Laterals to Allow Light to Penetrate Garden. Remove Deadwood from Crown Caused by Squirrel Damage.			
<b>Comments Deadline</b>				

<b>4</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0282T</b>	18 January 2012	Anne Donkin	Congleton West (2011)
<b>Applicant</b>	MR ANTHONY ELLISTON			
<b>Agent</b>	MR MICHAEL CARTLIDGE			
<b>Location</b>	14, BARNETT GROVE, CONGLETON, CW12 4WF			
<b>Proposal</b>	CROWN THINNING OF PLANE TREE TO MAXIMUM OF 30%, AND REMOVAL OF ANY DEAD WOOD			
<b>Comments Deadline</b>				

<b>5</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0365C</b>	25 January 2012	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Mr K Loach			
<b>Agent</b>	A Bell Design & Build			
<b>Location</b>	Land Adjacent to 42, HOWEY HILL, CONGLETON, CW12 4AF			
<b>Proposal</b>	Outline Planning Permission for a Detached Dwelling and Garage			
<b>Comments Deadline</b>	29 February 2012			

<b>6</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0368C</b>	25 January 2012	Philippa Cockroft	Congleton East
<b>Applicant</b>	Mr A K Gallimore			
<b>Agent</b>				

## Planning Applications 23<sup>rd</sup> February 2012

<b>Location</b>	THE RAFTERS, 132A, CANAL ROAD, CONGLETON, CW12 3AT
<b>Proposal</b>	Outline Application for Private Residential Development of Two Dwellings Together with New Vehicular Access
<b>Comments Deadline</b>	24 February 2012

<b>7</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	12/0381C	26 January 2012	Philippa Cockroft	Congleton West (2011)
<b>Applicant</b>	Seven Ten (Cheshire) Ltd			
<b>Agent</b>	D C ARCHITECTS			
<b>Location</b>	Grove Inn, MANCHESTER ROAD, CONGLETON, CW12 1NP			
<b>Proposal</b>	Prior Notification of Proposed Demolition of Two Storey Brick Built Public House			
<b>Comments Deadline</b>	21 February 2012			

<b>8</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	12/0312T	17 January 2012	Anne Donkin	Congleton West (2011)
<b>Applicant</b>	MRS ROBERTA WEBBER			
<b>Agent</b>	Tree Heritage Ltd			
<b>Location</b>	29, LAWTON STREET, CONGLETON, CW12 1RU			
<b>Proposal</b>	Fell dead apple tree (T1) and Christmas Tree (Picea abies) (T2)			
<b>Comments Deadline</b>				

<b>9</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	12/0339T	23 January 2012	Anne Donkin	Congleton East
<b>Applicant</b>	Mr L Downing			
<b>Agent</b>	Mr N Averbs			
<b>Location</b>	6, RANGLES VIEW, CONGLETON, CHESHIRE, CW12 3JN			
<b>Proposal</b>	Tree works			
<b>Comments Deadline</b>				

<b>10</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	12/0345T	23 January 2012	Anne Donkin	Congleton East
<b>Applicant</b>	MRS LUCY CORKIN			
<b>Agent</b>				
<b>Location</b>	17, ISIS CLOSE, CONGLETON, CW12 3RT			
<b>Proposal</b>	15-20% Crown Reduction of an atlas blue cedar (T2)			
<b>Comments Deadline</b>				

<b>11</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	12/0395T	26 January 2012	Anne Donkin	Congleton East
<b>Applicant</b>	Mrs Hall			
<b>Agent</b>	Bartlett Tree Experts			
<b>Location</b>	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT			
<b>Proposal</b>	Works to Walnut at the front of the property, reduce side limbs by approximately 2 feet in length and reduce top of the tree to balance. Stubs on the roadside undertake removal to crown raise through to a minimum of 2 metres from ground level. to control			
<b>Comments Deadline</b>				



## Planning Applications 23<sup>rd</sup> February 2012

<b>12</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0347C</b>	31 January 2012	Declan Cleary	Congleton West (2011)
<b>Applicant</b>	Andrew Davidson			
<b>Agent</b>	Barrie Jones Architects			
<b>Location</b>	9, CHAPEL STREET, CONGLETON, CHESHIRE, CW12 4AB			
<b>Proposal</b>	Change of use and conversion of vacant ground floor premises to 1 No. self contained flat unit.			
<b>Comments Deadline</b>	07 March 2012			

<b>13</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>11/4057C</b>	28 December 2011	Chris Grimes	Congleton West (2011)
<b>Applicant</b>	MRS COPESTICK			
<b>Agent</b>	Construction Drafting Services			
<b>Location</b>	19, CUMBERLAND ROAD, CONGLETON, CHESHIRE, CW12 4PH			
<b>Proposal</b>	SINGLE STOREY REAR EXTENSION			
<b>Comments Deadline</b>	27 February 2012			

<b>14</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0414C</b>	07 February 2012	Declan Cleary	Congleton West (2011)
<b>Applicant</b>	Development Manager, Cheshire East Council			
<b>Agent</b>	Tweed Nuttall Warburton			
<b>Location</b>	QUINTA COUNTY PRIMARY SCHOOL, ULLSWATER ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 4LX			
<b>Proposal</b>	Removal of three temporary mobile classrooms. Refurbishment of one permanent classroom to become flexible learning space and group rooms. Construction of four new classrooms, and informal learning space, storage and toilet facilities. Minor internal remod			
<b>Comments Deadline</b>	07 March 2012			

<b>15</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0384C</b>	26 January 2012	Philippa Cockcroft	Congleton West (2011)
<b>Applicant</b>	Seven Ten (Cheshire) Ltd			
<b>Agent</b>	D C Architects			
<b>Location</b>	Grove Inn, MANCHESTER ROAD, CONGLETON, CW12 1NP			
<b>Proposal</b>	Replacement of Vacant Public House with Convenience Retail Outlet store			
<b>Comments Deadline</b>	28 February 2012			

<b>16</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0434C</b>	27 January 2012	Nick Hulland	Congleton East
<b>Applicant</b>	Mr Colin Sunter			
<b>Agent</b>	M & LA Barratt			
<b>Location</b>	107 VAUDREY CESCANT, CONGLETON, CW12 3HL			
<b>Proposal</b>	Two Storey Rear Extension			
<b>Comments Deadline</b>	07 March 2012			

## Planning Applications 23<sup>rd</sup> February 2012

<b>17</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0324C</b>	20 January 2012	Robert Law	Congleton West (2011)
<b>Applicant</b>	Plus Dane Group/Kitewood (Congleton) LLP			
<b>Agent</b>	barrie newcombe associates ltd			
<b>Location</b>	BROOK MILL, STONEHOUSE GREEN, CONGLETON, CHESHIRE, CW12 1FR			
<b>Proposal</b>	LISTED BUILDING CONSENT FOR CONVERSION AND ALTERATIONS OF BROOK MILL TO PROVIDE 24 - 2 BED APARTMENTS AND 6 - 1 BED APARTMENTS TOGETHER WITH ASSOCIATED PARKING AND LANDSCAPING			
<b>Comments Deadline</b>	08 March 2012			

<b>18</b>	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Southern Planning Committee	<b>12/0410C</b>	31 January 2012	Robert Law	Congleton East
<b>Applicant</b>	Morris Homes Ltd			
<b>Agent</b>				
<b>Location</b>	LAND OFF BROOK STREET/MILL STREET, CONGLETON CHESHIRE			
<b>Proposal</b>	Proposed residential development off Brook Street for 54 residential dwellings with public open space and new footbridge crossing over the River Dane to Congleton Park			
<b>Comments Deadline</b>	08 March 2012			



## Planning Applications 23<sup>rd</sup> February 2012

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/0464M</b>	01 February 2012	Louise Whinnett	Gawsworth
<b>Applicant</b>	A Rigby			
<b>Agent</b>	Stephen Bostock			
<b>Location</b>	BELL FARM, EATON, CONGLETON, CW12 2NR			
<b>Proposal</b>	Conversion of outbuilding to 2 No. dwellings			
<b>Comments Deadline</b>	07 March 2012			

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
28.03.12 - Southern Planning Committee	<b>12/0410C</b>	07 February 2012	Robert Law	Congleton East
<b>Applicant</b>	Morris Homes Ltd			
<b>Agent</b>				
<b>Location</b>	LAND OFF BROOK STREET / MILL STREET, CONGLETON, CHESHIRE			
<b>Proposal</b>	Residential Development Off Brook Street, Congleton for 54 no. Residential Dwellings With Public Open Space And A New Footbridge Crossing Over River Dane To Congleton Park			
<b>Comments Deadline</b>	08 March 2012			