



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



18th May, 2012

Dear Councillor

Planning Committee Meeting - Thursday 24th May 2012

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 24th May 2012** 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 May 2012 (copy enclosed)

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.



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



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 ending 4th May 2012 and additional list

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.

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. Consultations on applications relating to Tree Preservation Orders

To consider recent correspondence received from Cheshire East Council in respect of the above (copy enclosed).

10. Revised Interim Planning Policy

To consider the CEBC Revised Interim Planning Policy for the release of housing Land.

11. Any Other Business

12. 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 4.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 3rd MAY 2012

PRESENT Councillor L. D. Barker (Chairman)
R. I. Brightwell
D. T. Brown
G. R. Edwards
D Fletcher
G. P. Hayes
Mrs A M Martin
D A Parker
Mrs. J. D. Parry
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G Baxendale, J. S. Crowther, Mrs. S. A. Holland, M.J. Hutton, D. Murphy, N. T. Price, G.S. Williams and Miss R.K. Williams

2. **MINUTES**

PLN/37/1112 RESOLVED: That the Minutes of the Meeting of the Committee held on 5th April 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 D. T. Brown declared a personal interest due to being a member of Cheshire East Council.

Councillor D. T. Brown also declared a personal interest because of his membership of the Cheshire East Council Strategic Planning Board.

Councillor Mrs. Martin declared at personal and prejudicial interest in application number 12/1282C – Danesford Community Centre, West Road, Congleton.

4. **OUTSTANDING ITEMS**

There were none

5. **PLANNING APPLICATIONS**

PLN/38/1112 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week ended 13th April 2012

12/1211C Bridestones Shopping Centre, Victoria Street, Congleton **WITH GREAT RELUCTANCE NO OBJECTIONS WERE RAISED TO THESE AMENDED PLANS**
Councillor D. T. Brown abstained from the Vote.

PLN/39/1112 RESOLVED - That due to time restrictions on this meeting that applications for residential extensions be approved and delegated authority be given to the Chairman, Vice Chairman and Town Clerk to determine the other applications.

12/1137C	3 Telford Close, Congleton, CW12 3TR	NO OBJECTION
12/1190C	Former Durham Ox, 54 West Street, Congleton, CW12	NO OBJECTION

Week ended 20th April 2012

12/1206C	30 Laburnum Close, Congleton, CW12 4TX	NO OBJECTION
12/1221C	24 Priory Close, Congleton, CW12 3JL	NO OBJECTION
12/1245C	Unit C Congleton Retail Park, Barn Road, Congleton	NO OBJECTION
12/1247C	Associated Tyre Specialists, Brookside, Congleton	NO OBJECTION
12/1251C	Boundary Villa Farm, 4 Boundary Lane, Congleton	NO OBJECTION
12/1252C	10 Higginson Close, Congleton, CW12 3SU	NO OBJECTION
12/1282C	Danesford Community Centre, West Road, Congleton	NO OBJECTION

Week ended 27th April 2012

12/1313C	5 Keswick Court, Congleton, CW12 4JH	NO OBJECTION
12/1336C	3 Chestnut Drive, Congleton, CW12 4UB	NO OBJECTION
12/1339C	26 Falmouth Road, Congleton, CW12 3BH	NO OBJECTION
12/1347C	4 Doreen Avenue, Congleton, CW12 3JE	NO OBJECTION
12/1356C	196 Biddulph Road, Congleton, CW12 3LS	NO OBJECTION
12/1368C	89 Waggs Road, Congleton, CW12 4BT	NO OBJECTION
12/1433C	St. Johns Vicarage, Buxton Road, Congleton, CW12	DEFERRED
12/1443C	17 Ayrshire Way, Congleton, CW12 3TN	NO OBJECTION

6. PLANNING APPEALS

It was reported that the following appeal has been received

11/4566C – APP/R0660/A/12/2173092/NWF – Former Durham Ox, 54 West Street, Congleton

7. LICENSING APPLICATIONS

None to report.

8. HIGHWAYS ISSUES

None to report.

9. ANY OTHER BUSINESS

It was reported that the following information had been received from Cheshire East Council - Revised Interim Planning Policy for the Release of Housing Land Consultation (1st May to 29th May 2012).

A discussion took place regarding concerns as to the importance given to Planning Committee decisions at Cheshire East and it was

PLN/40/1112 RESOLVED – To request the Town Clerk to convene a meeting to discuss this issue. Also to be included on the agenda is deferred application 12/1433C.

L. D. Barker (Chairman)

Planning Applications Registered Weekly List
W/e 4.5.12

SOUTH AREA

Deferred Application

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1433C	12 April 2012	Robert Law	Congleton East
Applicant	THOMAS JONES & SONS			
Agent	barrie newcombe associates ltd			
Location	ST JOHNS VICARAGE, BUXTON ROAD, CONGLETON, CW12 2DT			
Proposal	DEMOLITION OF ST.JOHNS VICARAGE AND CONSTRUCTION OF 3 PAIRS OF SEMI-DETACHED DWELLINGS AND 3 DETACHED DWELLINGS			
Comments Deadline	24 May 2012			

Copy objection enclosed

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1443C	17 April 2012	Chris Grimes	Congleton East
Applicant	MR & MRS TOMLINSON			
Agent				
Location	17, AYRSHIRE WAY, CONGLETON, CW12 3TN			
Proposal	PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE			
Comments Deadline	30 May 2012			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1449C	16 April 2012	Nick Hulland	Congleton East
Applicant	M & C RYDER			
Agent	JOHN K CARTER			
Location	CROSSLEY HALL, PEOVER LANE, CONGLETON, CW12 3QH			
Proposal	ALTERATIONS & REPAIRS TO CHIMNEY STACKS & SECTIONS OF ROOF			
Comments Deadline	30 May 2012			

Subsequent Week

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1634C			
Applicant	Mr. and Mrs Bailey			
Agent				
Location	21 FOSTER ROAD, CONGLETON, CW12 3bn			
Proposal	Demolition of Single Storey Garage and construction of new extension			
Comments Deadline	1 June 2012			

Planning Applications Registered Weekly List
W/e 4.5.12

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1646C			
Applicant	Mr. and Mrs Hodgson			
Agent				
Location	17 LEEK ROAD, CONGLETON, CW12 3HU			
Proposal	Single Storey rear extension			
Comments Deadline	1 June 2012			

6

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1618C			
Applicant	Mr. Smith			
Agent				
Location	14 DOREEN AVENUE, CONGLETON, CW12 3JE			
Proposal	Two Storey rear extension			
Comments Deadline	1 June 2012			

7

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1286C			
Applicant	Mr. Leyland			
Agent				
Location	82 Park Lane, CONGLETON, CW12 3DD			
Proposal	Single Storey rear extension			
Comments Deadline	1 June 2012			

8

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1537C			
Applicant	Mr. Worswick			
Agent				
Location	36 Rood Hill, CONGLETON, CW12 1LQ			
Proposal	Extension of Property to form additional one bedroomed apartment			
Comments Deadline	1 June 2012			

Planning Applications Registered Weekly List
W/e 4.5.12

9

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1623T			
Applicant	McCarthy & Stone			
Agent				
Location	Dane Bridge./Mill Green, CONGLETON, CW12			
Proposal	Tree Works			
Comments Deadline				

10

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/1564T			
Applicant	Mrs. Rosiak			
Agent				
Location	Trinity Court, Hulton Close, CONGLETON, CW12 3TA			
Proposal	Tree Works			
Comments Deadline				

Miss G Potts and Mr M Palmer
Hillcrest
35 Buxton rd
Buglawton
Congleton
Cheshire
CW12 2DU
14th May 2012

Gailpotts167@btinternet.com

01260 280195

Objection of planning.

Application no: 12/1433C
Proposal: Demolition of St.Johns Vicarage and construction of 3 pairs of semi-detached dwellings and 3 detached dwellings.
Location: St Johns Vicarage, Buxton road, Congleton, CW12 2DT

Design

We as residents of lower Buglawton are very proud of our homes, marrying together traditional and dormer style bungalows along with the existing new residential homes. All of which are well set back from the main A54 Buxton road. With great effort made to retain large areas of green and local landscape.

What is proposed here is totally out of keeping, over intensive in layout and density of buildings and style. Also is in no way respectful of the size of the site, which is less than 1 hector plot.

Privacy

Two of the dwellings that will be directly opposite our own home have four upstairs windows that will clearly take away all our privacy at the front and look directly down into my bedroom windows, as our home is a traditional bungalow. This will greatly infringe on privacy, light and cause shadowing.

Highway safety issues

Proposed new road/drive.

The new road opening has been of great concern to all and disbelieves that the highways department could consider this as acceptable. This section of the road is very dangerous to pull on to and is a steep incline, with many heavy goods vehicles picking up speed to make it up the hill. There have been

numerous accidents over the years; it will also cause problems for pedestrians for instance, the local traffic control lady who stands a short distance up the road enabling local children and parents to cross safely. We went through a long period of time where this service was not available and fear the dangers are immense to all concerned.

The amount of traffic that would be generated would make entering and leaving our own property 35 Buxton road, and also 37 and 39 extremely dangerous and cause exceptional hazards.

Nature Conservation

This site is exceptional for its beauty, it is unspoiled and the developer has shown no respect of this in anyway. We neighbor this property and have much wildlife transferring from the Vicarage to our own home and back. The following are very common; owls and many other birds, bats in large numbers, foxes, hedgehogs, frogs and more. Once again none of this seems to have been considered and these areas are important habitats. I find it Hard to believe no evidence of bats is found.

Heritage and History

The land and wall that runs up Buxton road is of significant historic importance. This wall spans the fully length of most of the lower section of Buglawton and very prominent. It is part of the original Vicarage which still stands yards away (now know as Beech House) and is grade 2 listed Georgian building. The wall on no account should be removed as it is vital to keep Buglawton's history in place spanning back over 200 years. This is one of the last remaining areas on Buglawton that played a large part in the silk heritage we have and these structures are part of our history.

Summary

The proposal for this site is not in keeping in anyway and although this site could be developed it should take place in keeping with this beautiful spot. Greatly reduced and set well back into the site. The historic wall must not be lost and many of the trees and habitat should be kept.

We are totally opposed to this development and feel that the area has already undergone much change and development.

Other Concerns

Large mature cherry tree already removed from site.

Lack of notifications to surrounding properties of this development.

Time of year environment/conservation survey was carried out.

Town/ Parish Council

Development Management

PO Box 606
Municipal Buildings
Earle Street
Crewe
Cheshire
CW1 9HP

Telephone: 0300 123 5014

DATE:

OUR REF: ID/TPO

YOUR REF:

Please Contact: Ian Dale

Dear Sir/ Madam,

CONSULTATIONS ON APPLICATIONS RELATING TO TREE PRESERVATION ORDERS AND NOTICES OF INTENT TO UNDERTAKE WORKS TO TREES IN CONSERVATION AREAS.

Representatives from Town and Parish Councils who attended the forum on 24 November 2011 will be aware that the Development Management Service is striving to provide a professional and cost effective service to all its customers.

As part of the review and improvement of the Service, the Council has considered the processes associated with the determination of tree work applications. The Council is not required to undertake formal consultation in respect of tree work applications nonetheless, it is recognised that there is often public interest in such works. The Council therefore includes all tree work applications on its published weekly list of received planning applications which is circulated by e-mail to Cheshire East Council Members and Town and Parish Council Clerks. The documents for all tree applications are also available for viewing on the Council's website and these can be readily downloaded as A4 size documents.

Historically the Town and Parish Councils of the former Congleton Borough have been sent photocopies of the relevant tree work application forms. These documents have been copied and sent out by the Tree Officer. This service is not provided to the former Macclesfield and Crewe areas and has significant cost and staff time implications that cannot be met within revised budgets and our streamlined application processes.

We therefore intend to cease issuing photocopies of tree work applications for the former Congleton Borough with effect from 1 June 2012. From that date you will continue to receive the weekly list as normal and should you wish to review the details of tree work applications, you will need to use the website. These measures are not connected to consultations on planning applications which were discussed at a forum for Town and Parish Councils in November 2011 and which will be subject to further discussions in due course.

I trust this change will not cause inconvenience however, if you have any concerns please contact me direct by e mail or telephone.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Ian Dale'.

Heritage and Design Manager
01625 383732
07702472264
lan.dale@cheshireeast.gov.uk