



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



20th September 2012

Dear Councillor

Planning Committee Meeting - Thursday 27th September 2012

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 27th September 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.

Please note that there will be a meeting of the Town Hall Committee after this meeting, commencing at 7.45 pm

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 6th September 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

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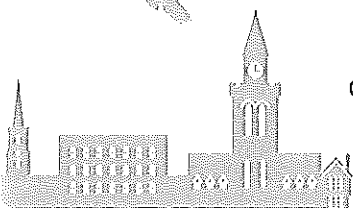
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Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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) Lists for weeks ending 7th and 14th September 2012 (copies enclosed).

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. 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 4.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 6th SEPTEMBER 2012**

PRESENT Councillor D. Murphy (In the Chair)
Mrs. D. Allen
R. I. Brightwell
J. S. Crowther
G. R. Edwards
G. P. Hayes
Mrs. S. A. Holland
Mrs. J. D. Parry
N. T. Price
G. S. Williams

Approximately 100 members of the public attended the meeting

1. APOLOGIES

Apologies for absence were submitted from Councillors L. D. Barker, P. Bates, G. Baxendale, D. T. Brown, M. J. Hutton, Mrs. A. M. Martin, D. A. Parker, Mrs. E. Wardlaw, and Miss R. K. Williams.

PLN/13/1213 RESOLVED: - That Councillor D. Murphy be elected Chairman of this committee meeting.

2. MINUTES

PLN/14/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 23rd August 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.

4. OUTSTANDING ITEMS

There were none

5. PLANNING APPLICATIONS

PLN/15/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Applications Deferred from previous meeting

Applications 12/3028C and 12/3025C were considered together at the start of the list of applications. Mr Colin Bailey gave a presentation on behalf of residents in objection to these two applications. A small number of other residents also commented.

12/3028C	Land off The Moorings, Congleton	REFUSE
12/3025C	Land off Goldfinch and Kestral Close, Congleton	REFUSE

THE DECISION WAS TAKEN TO REFUSE APPLICATIONS 12/3028C AND 12/3025C for the following reasons.

- Long term traffic issues created by an estimated extra 320 vehicle journeys entering and leaving the estate on a daily basis. The entrance to the estate next to the Wellspring church can already be inaccessible at times due to hospital workers parking on one side.
- Increased traffic volume on Canal Street. This road is not suitable for heavier traffic flow due to its two narrower road sections heading towards the town centre creating pinch points.
- Concern at safety of pedestrians on Canal Road due to the extremely narrow pavement alongside Burns Garage and the likelihood of more accidents occurring.
- Impact on flora, fauna and wildlife in the area

12/3163C 118 Biddulph Road, Congleton, CW12 3LY NO OBJECTION
Councillor G. R. Edwards declared personal interest in application 12/3163C

Week of 28th August 2012

12/3087C 1 Park Lane, Congleton, CW12 3RJ NO OBJECTION
12/3129C Brackenwood, Canal Road, Congleton, CW12 3AT NO OBJECTION
12/3133C Bon O Phool, Antrobus Street, Congleton CW12 NO OBJECTION
12/3174C 3 Woburn Drive, Congleton, CW12 1SS NO OBJECTION
12/2928C 10 Holford Street, Congleton, CW12 1HA NO OBJECTION
12/3259C 45 Biddulph Road, Congleton, CW12 3LG NO OBJECTION
12/3149C Overton Court, West Street, Congleton, CW12 1JY NO OBJECTION

Week ended 31st August 2012

12/3026C 49 Swan Street, Congleton, CW12 4BN NO OBJECTION
12/3194C Bank Farm, 202 Biddulph Road, Congleton, CW12 3LS NO OBJECTION
Councillor N. Price declared a personal interest in application 12/3194C
12/3197C 26 Rood Hill, Congleton, CW12 1LQ NO OBJECTION
subject to the following being noted – Concerns regarding highway safety due to the busy road and insufficient parking.
Councillor D. Murphy declared a personal interest in application 12/3197C
12/3227C 1 Boundary Lane, Congleton, CW12 3JA NO OBJECTION
12/3234C Waggon and Horses, West Road, Congleton, CW12 4HB **REFUSE – due to the plans appearing to show the alterations are for the use of the building as a convenience store.**
Councillor D. Murphy declared a personal interest in application 12/3234C
12/3247C Readesmore Medical Group, 29 West Street, Congleton NO OBJECTION
subject to the following being noted – Concerns regarding the inclusion of a pharmacy would be detrimental to a local pharmacy.
Councillors D. Murphy, J. S. Crowther and N. Price declared personal interests in application 12/3247C
12/3252C Boundary Villa Farm, 4 Boundary Lane, Congleton NO OBJECTION
Councillor Mrs. S. A. Holland declared a personal interest in application 12/3252C
12/3256C Land Off Astbury Mere, Newcastle Road, Congleton NO OBJECTION
12/3277C 26 Cumberland Road, Congleton, CW12 4PH NO OBJECTION
12/3243T 118 Biddulph Road, Congleton, CW12 3LY NO OBJECTION
Subject to usual conditions
Councillor G. R. Edwards declared personal interest in application 12/3243T

6. **PLANNING APPEALS**

None to report.

7. **LICENSING APPLICATIONS**

None to report.

8. **HIGHWAYS ISSUES**

None to report.

9. **ANY OTHER BUSINESS**

Concerns were expressed regarding information in respect of West Road being closed for repairs from 10th September. When similar road closures were in operation alternative routes via Waggs Street/Road caused safety issues particularly near Marifields School. Cheshire East Highways Officers will be contacted to report these concerns.

Councillors also expressed their concerns regarding pot holes. Councillor Glen Williams volunteered to co-ordinate information and discuss the specific problems with Cheshire East Councillors and Officers.

D. Murphy (In the Chair)

**Planning Applications Registered Weekly List
W/e 07.09.12**

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/2974C	23 August 2012	Chris Grimes	Congleton West (2011)
Applicant	Andrew Lewis Associates Ltd			
Agent				
Location	29, PADGBURY LANE, CONGLETON, CW12 4LP			
Proposal	Making access to existing drive easier by moving the position of the existing dropped kerbs along either side of my the driveway.			
Comments Deadline	03 October 2012			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3131C	28 August 2012	Robert Law	Congleton East
Applicant	Mr & Mrs Leek			
Agent	Miss A Finnen			
Location	THE SHEILING, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU			
Proposal	Residential Dwelling			
Comments Deadline	26 September 2012			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3351C	31 August 2012	Chris Grimes	Congleton East
Applicant	Steven Amery			
Agent	Robert Berry			
Location	111A CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AP			
Proposal	Proposed detached garage			
Comments Deadline	26 September 2012			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3363C	30 August 2012	Nick Hlland	Congleton East
Applicant	Hayley Gillespie			
Agent	VWB Architects			
Location	HOLLYBUSH FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3NA			
Proposal	Proposed sub division of domestic curtilage and re-use of rural building as a separate dwelling.			
Comments Deadline	03 October 2012			

Planning Applications Registered Weekly List
W/e 14.09.12

SOUTH AREA

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3258C	06 September 2012	Nick Hulland	Congleton East
Applicant	The Governors of Mossley CE Primary Scho			
Agent	Ian Ankers			
Location	MOSSLEY C OF E PRIMARY SCHOOL, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JA			
Proposal	New single-storey building to provide pre-school accomodation			
Comments Deadline	04 October 2012			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3384C	03 September 2012	Chris Grimes	Congleton West (2011)
Applicant	MR STEPHEN WILLIAMS			
Agent				
Location	7, DELAMERE ROAD, CONGLETON, CW12 4PA			
Proposal	Single-Storey Extension to Side, first Floor Extension at Rear, Increase Front Porch Depth & Roof Profile			
Comments Deadline	01 October 2012			

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3414C	10 September 2012	Philippa Cockroft	Congleton West (2011)
Applicant	Shrewsbury Roman Catholic Diocesan Trust			
Agent	AEDAS BUILDING CONSULTANCY LTD			
Location	ST MARYS R C PRIMARY SCHOOL, BELGRAVE AVENUE, CONGLETON, CW12 1HT			
Proposal	Provison of proposed vehicular access, including new dropped kerb to provide site access and new access gates			
Comments Deadline	02 October 2012			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3484C	07 September 2012	Susie Bishop	Congleton West (2011)
Applicant	UNITED UTILITIES			
Agent				
Location	Sewage Works, BARN ROAD, CONGLETON, CW12 1LJ			
Proposal	CONSTRUCTION OF FERRIC STORAGE AND DOSING PACKAGE PLANT AND DISC FILTER KIOSK			
Comments Deadline	10 October 2012			