



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



21st November 2012

Dear Councillor

Planning Committee Meeting - Thursday 29th November 2012

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 29th November 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 Finance & Policy 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 8th November 2012 (copy enclosed)

3. Declarations of Disclosable Pecuniary Interest

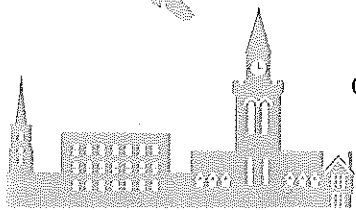
Members are requested to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become aware of it.

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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 9th and 16th November 2012 (copy enclosed).

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

6. Application 12/3536C – Land East of Meadow Avenue, Congleton

To agree a representative to speak on behalf of the Town Council at the Cheshire East Planning Committee in respect of the above applications.

7. Planning Appeals

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

8. Licensing Applications

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

9. Highways Issues

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

To note correspondence received from Cheshire East dated 15th November 2012 in respect of a footpath diversion (Footpath No. 82) beginning at Rushton Spencer.

10. Technical Reforms of Planning Appeals

To consider correspondence dated 8th November 2012 received from NALC in respect of the above (copy enclosed).

11. 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 THURSDAY, 8th NOVEMBER 2012**

PRESENT Councillor D. Murphy (In the Chair)
Mrs. D. Allen
P Bates
R. I. Brightwell
J. S. Crowther
G. R. Edwards
Mrs. A. M. Martin
Mrs. J. D. Parry

1. APOLOGIES

Apologies for absence were submitted from Councillors L. D. Barker, G. Baxendale, G. Brittain, M. Hutton, G. P. Hayes, Mrs. S. Holland, D. A. Parker, N. T. Price, G. S. Williams and Miss R. K. Williams.

PLN/20/1213 RESOLVED: - That Councillor D. Murphy be elected Chairman of this committee meeting.

2. MINUTES

PLN/21/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 18th October 2012 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. PLANNING APPLICATIONS

PLN/22/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week of 19th October 2012

12/3962C	66 – 68 Leek Road, Congleton, CW12 3HU	NO OBJECTION
12/3381T	4 Roseville Drive, Congleton, CW12 3LU	NO OBJECTION
		Subject to usual conditions
12/4082C	Tall Ash Farm Triangle, Buxton Road, Congleton, CW12	NO OBJECTION
	Subject to Highways checking to ensure that access to the site is acceptable	

Week ended 2nd November 2012

12/3962C	66 – 68 Leek Road, Congleton, CW12 3HU	NO OBJECTION
12/4104C	6 Chapel Street, Congleton, CW12 4AB	NO OBJECTION
Councillor D. Murphy declared a personal interest in application 12/4104C		
12/4106C	6 Chapel Street, Congleton, CW12 4AB	NO OBJECTION
Councillor D. Murphy declared a personal interest in application 12/4106C		
12/4143C	Waggon & Horses, West Road, Congleton, CW12 4HB	REFUSE – In the interests of the amenity having regard to the location of the site and also for reasons of safety in respect of highway concerns.
12/4145C	Waggon & Horses, West Road, Congleton, CW12 4HB	REFUSE – In the interests of the amenity having regard to the location of the site
12/4171C	22 Brooklands Road, Congleton, CW12 4LU	NO OBJECTION
12/3247C	Readesmore Medical Group, 29 West Street, Congleton	NO OBJECTION
Councillor D. Murphy declared a personal interest in application 12/3247C		
12/3928D	9 Chapel Street, Congleton, CW12 4AB	NO OBJECTION

6. PLANNING APPEALS

None to report.

7. LICENSING APPLICATIONS

None to report.

8. HIGHWAYS ISSUES

Information was requested in respect of changes to where the speed restrictions come into operation on the A34 on Manchester Road. This item is being dealt with in Community, Environment and Services Committee.

9. PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 10 – NEWCASTLE ROAD, CONGLETON

It was noted that correspondence had been received from Cheshire East Council dated 26th October 2012 in respect of the proposed diversion of the above public footpath. It was requested that Cheshire East be contacted for clarification on whether the developer was paying for all of the diversion costs.

10. ANY OTHER BUSINESS

None to report.

D. Murphy (In the Chair)

Planning Applications Registered Weekly List
W/e 09/11/2012

South Area

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4065C	29 October 2012	Robert Law	Congleton East
Applicant	Wainhomes North West Ltd			
Agent	SEDGWICK ASSOCIATES			
Location	Land off Canal Road, Congleton			
Proposal	Alteration of dwelling types on plots 14-17 at land off Swans Reach, Wolstanholme Close, Congleton			
Comments Deadline	03 December 2012			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4069C	29 October 2012	Robert Law	Congleton East
Applicant	Wainhomes (North West) Ltd.			
Agent	SEDGWICK ASSOCIATES			
Location	Land to the rear of Canal Road, Congleton			
Proposal	Alteration of dwelling types on plots 10-13 at Swans Reach, Wolstanholme Close, Congleton.			
Comments Deadline	03 December 2012			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4114C	31 October 2012	Chris Grimes	Congleton West (2011)
Applicant	Kevin Brooker			
Agent	Roscrowden			
Location	116, WEST ROAD, CONGLETON, CW12 4EU			
Proposal	To demolish and replace an attached outbuilding and a double storey rear extension.			
Comments Deadline	26 November 2012			

Planning Applications Registered Weekly List
W/e 09/11/2012

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4194C	05 November 2012	Nick Hulland	Congleton West (2011)
Applicant	Edwina Darnell			
Agent	VWB Architects			
Location	The Orchard, PADGBURY LANE, CONGLETON, CW12 4HX			
Proposal	Outline Application for Residential Development of up to 3No Dwellings, including Access			
Comments Deadline	06 December 2012			

5

	App No	Registration Date	Case Officer	Ward
	12/4221D	24 October 2012	Ben Haywood	Congleton West (2011)
Applicant	The Planning Bureau Limited			
Agent				
Location	LAND REAR OF 33 TO 45 MILL GREEN, CONGLETON			
Proposal	Discharge of Conditions 3, 7, 9, 10 and 11 on Application 11/0319C			
Comments Deadline				

Registered 16th November 2012

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4216T	31 October 2012	Anne Donkin	Congleton West (2011)
Applicant	MR NALLY			
Agent	ASTRA TREE SERVICES LTD			
Location	4, HEATHFIELD CLOSE, CONGLETON, CW12 4ND			
Proposal	Removal of branch to Sycamore tree (1) , removal of branch on Lime tree (2) and reduction to Lime tree (3)			
Comments Deadline	30 November 2012			

Technical Reforms Of Planning Appeals

Executive Summary

- On the 6 September 2012 the Secretary of State for Communities and Local Government announced a series of measures to speed up planning decisions and appeals, and major infrastructure;
- To further support the delivery of a reformed planning system, the Government announced a review of planning appeal procedures in the Autumn Statement of November 2011;
- The Government is currently formally consulting on making the process **faster and more transparent**, by - ensuring earlier submission and notification of appeal statements of case; agreeing 'Common Ground' upfront; starting hearings and inquiries sooner; and introducing an expedited 'Commercial Appeals Service';
- The Government proposes to improve **consistency** and increase **certainty** of decision timescales, by - Aligning other planning-related appeal processes; Issuing one guide to planning appeal procedures; and non-regulatory actions namely: *moving to a more transparent online appeal model, revising the determination criteria and agreeing bespoke timetables for more inquiries*; and
- ***The National Association is minded to support the proposals contained in the Government's Technical Review Of Planning Appeal Procedures consultation, but will still be arguing that local councils should have the same right of appeal as developers in planning applications.***

The Communities and Local Government Technical Review Of Planning Appeal Procedures consultation documents can be downloaded from ..

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2246948.pdf> .

This consultation will provide a very useful lobbying opportunity for the local councils sector to lobby Central Government on why local councils deserve the same right of appeal as developers in planning applications.

The final deadline for receipt at the Department, of consultation responses, is 13 December, 2012. The National Association welcomes responses from local councils and County Associations to inform its own submission and asks for them to be submitted to chris.borg@nalc.gov.uk by at the latest Noon on 6 December, 2012.

Recommended Circulation:	County Associations
	All Members Councils

This briefing was issued by Chris Borg, Policy and Development Manager © NALC 2012