



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



18<sup>th</sup> December 2012

Dear Councillor

Planning Committee Meeting - Thursday 3<sup>rd</sup> January 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 3<sup>rd</sup> January 2013** 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 29<sup>th</sup> November 2012 (copy enclosed)

3. Declarations of Disclosable Pecuniary Interest

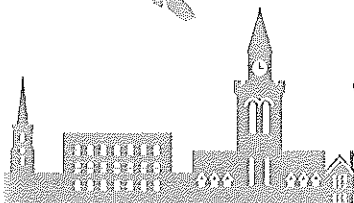
Members are requested to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become aware of it.

Congleton  
**beartown**  
*where friends are made*

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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 30<sup>th</sup> November, 7<sup>th</sup> and 14<sup>th</sup> December 2012 (copy 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.

12/1537C – 36 Rood Hill, Congleton – Appeal to be dealt with by written representations and a site visit by an Inspector from the Planning Inspectorate.

7. Draft Local Plan

To consider the Consultation process regarding the draft Local Plan announced by Cheshire East.

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 15<sup>th</sup> November 2012 in respect of a footpath diversion (Footpath No. 82) beginning at Rushton Spencer.

10. 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, 29<sup>th</sup> NOVEMBER 2012**

**PRESENT** Councillor L. D. Barker (Chairman)  
Mrs. D. Allen  
P Bates  
R. I. Brightwell  
D. T. Brown  
J. S. Crowther  
G. R. Edwards  
G. P. Hayes  
Mrs. S. A. Holland  
Mrs. A. M. Martin  
D. Murphy  
D. A. Parker  
Mrs. J. D. Parry  
N. T. Price  
Mrs. E. Wardlaw

**1. APOLOGIES**

Apologies for absence were submitted from Councillors G. Baxendale, G. Brittain, G. S. Williams and Miss R. K. Williams.

**2. MINUTES**

PLN/23/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 8<sup>th</sup> November 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.

Councillor D. T. Brown declared a "non pecuniary" interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee.

**4. OUTSTANDING ITEMS**

There were none

**5. PLANNING APPLICATIONS**

PLN/24/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

**Week of 9<sup>th</sup> November 2012**

12/4065C Land Off Canal Road, Congleton, CW12 WITHDRAWN  
Councillor D. Murphy declared a "non pecuniary" interest in application 12/4065C  
12/4069C Land Off Canal Road, Congleton, CW12 REFUSE – DUE TO  
**Strong concerns about part of the development overlooking existing properties on Canal Road. It is requested that the technical issues regarding the height of the properties be referred to the appropriate Cheshire East Departments.**  
Councillor D. Murphy declared a "non pecuniary" interest in application 12/4069C  
12/4114C 116 West Road, Congleton, CW12 4EU NO OBJECTION  
12/4194C The Orchard, Padgbury Lane, Congleton, CW12 4HX REFUSE – DUE TO  
**the properties being outside the current settlement zone.**  
Councillor D. T. Brown did not vote on application 12/4194C  
12/4221D Land Rear Of 33 to 45 Mill Green, Congleton, CW12 NO COMMENT -  
the decision to be deferred to Cheshire East for the technical amendments

**Week ended 16<sup>th</sup> November 2012**

12/4216T 4 Heathfield Close, Congleton, CW12 4ND NO OBJECTION  
Subject to usual conditions

**Week ended 23<sup>rd</sup> November 2012**

12/4344C Buglawton Hall School, Buxton Road, Congleton, CW12 NO OBJECTION  
12/4371C 1 Boundary Lane, Congleton, CW12 3JA REFUSE – DUE TO  
**THE FOLLOWING REASONS –**  
- Highway safety – particularly being so close to the primary school  
- Access problems due to proximity of existing properties, lamppost, speed humps and bus stop  
- Loss of amenity  
- Overdevelopment  
Councillor G. P. Hayes declared a "non pecuniary" interest in application 12/4371C  
Councillor D. T. Brown did not vote on application 12/4371C  
12/4425C 47 Heath Road, Congleton, CW12 4LF NO OBJECTION  
12/4461C 17 Leek Road, Congleton, CW12 3HU NO OBJECTION  
12/4415T 7 Bradbury Gardens, Congleton, CW12 3SR NO OBJECTION  
Subject to usual conditions

**6. APPLICATION 12/3536C – LAND EAST OF MEADOW AVENUE, CONGLETON**

PLN/25/1213 RESOLVED – That Councillor P. Bates attend and speak on behalf of the Town Council in respect of the above application when it is considered by Cheshire East Council.  
Councillor D. T. Brown did not vote on this item.

**7. PLANNING APPEALS**

None to report.

8. **LICENSING APPLICATIONS**

None to report.

9. **HIGHWAYS ISSUES**

It was noted that correspondence had been received from Cheshire East dated 15<sup>th</sup> November 2012 in respect of footpath diversion (Footpath No. 82) beginning at Rushton Spencer.

Councillor D. A. Parker declared a "non pecuniary" interest in this item.

10. **TECHNICAL REFORMS OF PLANNING APPEALS**

It was noted that correspondence had been received from NALC dated 8<sup>th</sup> November giving information on Technical Reforms of Planning Appeals. The Town Council agreed with the opinion of NALC in supporting the proposals.

11. **ANY OTHER BUSINESS**

None to report.

L. D. Barker (Chairman)

Planning Applications Registered Weekly List  
W/e 30.11.12 and 7.12.12

**SOUTH AREA**

**1**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/4329C</b>	22 November 2012	Nick Hulland	Congleton East
<b>Applicant</b>	Edward Gilman			
<b>Agent</b>	Mark Bullock & Company			
<b>Location</b>	PEDLEY HOUSE FARM, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3QD			
<b>Proposal</b>	A SMALL SILAGE CLAMP AND EXTENSION TO LIVESTOCK BUILDINGS TO HOUSE DRY COWS AND IN-CALF HEIFERS.			
<b>Comments Deadline</b>	26 December 2012			

**2 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/4550C</b>	22 November 2012	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Mr Ian Parry			
<b>Agent</b>				
<b>Location</b>	36, Beech Close, CONGLETON, Cheshire, CW12 4YL			
<b>Proposal</b>	Detached garage			
<b>Comments Deadline</b>	18 December 2012			

**3 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>12/4607C</b>	04 December 2012	Chris Grimes	Congleton West (2011)
<b>Applicant</b>	MRS JOANNA MITCHELL			
<b>Agent</b>	P J DESIGN			
<b>Location</b>	28, VALLEY VIEW, CONGLETON, CW12 4EN			
<b>Proposal</b>	Single-storey side and rear extension			
<b>Comments Deadline</b>	02 January 2013			

**Planning Applications Registered Weekly List**  
**W/e 30.11.12 and 7.12.12**

**4 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	12/4675C	03 December 2012	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Mr & Mrs Lee			
<b>Agent</b>				
<b>Location</b>	81, PADGBURY LANE, CONGLETON, CW12 4HU			
<b>Proposal</b>	Two storey rear extension with alterations			
<b>Comments Deadline</b>	02 January 2013			

**5 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	12/4637T	30 November 2012	Anne Donkin	Congleton West (2011)
<b>Applicant</b>	Mr Nigel Collins			
<b>Agent</b>	Cheshire Woodlands			
<b>Location</b>	Land to the rear of 20-22 Atkin close, Congleton, Cheshire, CW12 4WJ			
<b>Proposal</b>	Tree T1, sycamore (T8 of the TPO) - fell to ground level and grind stump. - Replace with a new tree.			
<b>Comments Deadline</b>				

Planning Applications Registered Weekly List  
W/e 14.12.12

**SOUTH AREA**

**6**

Delegated Agenda	App No 12/4537C	Registration Date 12 December 2012	Case Officer Robert Law	Ward Congleton West (2011)
Applicant	Mr Stephen Holly			
Agent				
Location	30, ROOD HILL, CONGLETON, CW12 1LQ			
Proposal	Application for Certificate of Lawful Development for an Existing Use: Property has been used as a dwelling since 2002			
Comments Deadline	03 January 2013			

**7**

Delegated Agenda	App No 12/4666C	Registration Date 07 December 2012	Case Officer Gemma Horton	Ward Congleton West (2011)
Applicant	BT Payphones			
Agent				
Location	JUNCTION OF SANDBACH ROAD & HEATH ROAD, WEST HEATH, CONGLETON			
Proposal	Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone service and ATM service			
Comments Deadline	09 January 2013			

**8 \***

Delegated Agenda	App No 12/4711C	Registration Date 10 December 2012	Case Officer Gemma Horton	Ward Congleton West (2011)
Applicant	C Le Louet			
Agent	STRATA GROUP LTD			
Location	9, NEWCASTLE ROAD, CONGLETON, CHESHIRE, CW12 4HN			
Proposal	Rear conservatory			
Comments Deadline	02 January 2013			