



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



23rd December 2014

Dear Councillor

Planning Committee Meeting – Thursday 8th January 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 8th January 2015** 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 20th November 2014 (copy enclosed).

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where friends are made

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



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.

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 21st and 28th November 2014 and 5, 12th and 19th December (copy enclosed).

ii) Lists for subsequent weeks will be circulated when received.

6. Planning Appeals

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

7. Bridestones Development

To receive an update on this proposed Development.

8. Correspondence from 10 Downing Street

To receive correspondence from 10 Downing Street (copy enclosed).

To: Members of the Council Press 3, Burgesses 4.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 20th NOVEMBER 2014**

PRESENT Councillor L. D. Barker - Chairman
Mrs. D. S. Allen
P. Bates
R. I. Brightwell
J.S. Crowther
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
Mrs. J. D. Parry
N. T. Price

The meeting was also attended by approximately 20 members of the public

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G. Baxendale, Ms. L. Bours, D. T. Brown, G. R. Edwards, Mrs. E. Wardlaw, G. S. Williams and Miss R .K. Williams.

2. **MINUTES**

PLN/19/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 6th November 2014 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/20/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 7th November 2014

14/4810C 55 West Street, Congleton, CW12 1JY **NO OBJECTION**
Subject to Cheshire East ensuring that the height of the dwelling is in keeping and sympathetic with the surrounding properties

Councillor Bates declared a "non pecuniary" interest in application 14/4810C

14/5025C 114 Longdown Road, Congleton, CW12 4QT **NO OBJECTION**

Week ended 14th November 2014

14/4938C Land West of Goldfinch Close, Congleton, CW12

A member of the public addressed the meeting with objections to application 14/4938C

REFUSE FOR THE FOLLOWING REASONS

Planning Application 14/4938C, 220 Dwellings

LAND WEST OF GOLDFINCH CLOSE, CONGLETON, CHESHIRE

The proposed development fails to comply with the CBC saved policies on a number of grounds and should be refused

1. PS8 Open Countryside

The proposed development is an inappropriate form of development within the Open Countryside and can only be permitted if it satisfies one or more of the eight criteria mentioned under policy PS8. The applicant may argue that the development satisfies PS8 (IV) which refers to controlled infilling, but, to meet this criteria also requires satisfying policy H6. Policy H6 states that new residential development will not be permitted unless it meets one or more of the criteria within this policy. The applicant may argue that it satisfies H6 (V) but this refers to limited development within the infill boundary line. A proposal for 220 dwellings cannot be described as infill, nor does it meet the criteria laid down for affordable housing H6 (VI) and H14

2. GR 19 Infrastructure

The proposed development would be contrary to the interests of highway safety as it would result in additional traffic using Canal Street which is already used at unacceptable levels. Indeed the policy requires applicants to make adequate provision for any infra-structure requirements which arise directly from the proposed development, but, has made no provision for improving the congestion being experienced in Canal Street which will be exacerbated by increased volumes of traffic emanating from the proposed development.

3. Repeat Application

The application is a repeat application.

Councillor Bates declared a "non pecuniary" interest in application 14/4938C

14/4964C 19 Beech Close, Congleton, CW12 4YL

NO OBJECTION

14/5076C Tall Ash Cottage, 93 Buxton Road, Congleton, CW12 2DY

NO OBJECTION

Subject to Cheshire East Highways Officers conducting a site visit to ensure that safety concerns regarding the access are addressed, in particular the next door neighbours egress and visibility

Councillors Bates, Hayes and Murphy declared a "non pecuniary" interest in application 14/5076C

14/5172C 112 Broadhurst Lane, Congleton, CW12 1LA

NO OBJECTION

14/4898D 30 Cross Lane, Congleton, CW12 3JX

NO COMMENT

Councillor Holland declared a "pecuniary" interest in application 14/4898D

All Councillors declared a "non pecuniary" interest in application 14/4898D as the applicant is a member of the Town Council

Additional Items

14/5104C	15 Ambleside Court, Congleton, CW12 4HZ	NO OBJECTION
14/5083C	49 Moss Road, Congleton, CW12 3BN	NO OBJECTION
14/5025C	114 Longdown Road, Congleton, 4QT	NO OBJECTION
14/5052C	1 Sweet Briar Court, Congleton, CW12 4GY	NO OBJECTION
14/5173C	Kings Arms, 1 High Street, Congleton, CW12 1BN	NO COMMENT

6. **PLANNING APPEALS**

The following Appeal was noted -

14/0659C – Forge Mill, Forge Lane, Congleton – 48 Dwellings – Hearing on 9th December 2014

7. **CHESHIRE EAST LOCAL PLAN**

Mrs. J. Unsworth of Protect Congleton addressed the meeting followed by statements from several member of the Town Council regarding the Local Plan. It was

PLN/20/1415 RESOLVED – To request the Town Clerk to write to the Prime Minister outlining the concerns and requesting the attendance of a Minister in Congleton.

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List
W/E 21.11.14 & 28.11.14 & 5.12.14 & 12.12.14 & 19.12.14**

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4244C	12 November 2014	Nick Hulland	Congleton West (2011)
Applicant	Pothaven Care Homes Group			
Agent	Chessmann Consulting			
Location	Astbury Mere Care Home, NEWCASTLE ROAD, ASTBURY, CHESHIRE, CW12 4HP			
Proposal	A tall V shaped sign with two faces, advertising the name of the care home with lightweight changeable graphics panels			
Comments Deadline	16 December 2014			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/5380C	14 November 2014	Ben Greenwood	Congleton East
Applicant	C Chambers			
Agent	STRATA GROUP LTD			
Location	57, BATH VALE, CONGLETON, CW12 2HF			
Proposal	Rear conservatory			
Comments Deadline	19 December 2014			

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	App No	Registration Date	Case Officer	Ward
21.01.15 - Strategic Planning Board	14/5386C	17 November 2014	Robert Law	Congleton West (2011)
Applicant	WHITTAKER AND BIGGS			
Agent	VWB Architects			
Location	Land off MANCHESTER ROAD, CONGLETON CW12 2HU			
Proposal	Reserved matters application for approval of details of access; relating to Phase 1 of outline consent reference 13/0918C comprising 1N° dwelling and construction of new road junction to Manchester Road.			
Comments Deadline	05 January 2015			

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	App No	Registration Date	Case Officer	Ward
21.01.15 - Strategic Planning Board	14/5388C	17 November 2014	Robert Law	Congleton West (2011)
Applicant	Congleton Inclosure Trust			
Agent	VWB Architects			
Location	Land Off Manchester Road Phase 1, MANCHESTER ROAD, CONGLETON, CHESHIRE			
Proposal	Reserved matters application for approval of details of access relating to phase 1 of outline consent 13/0922C comprising of 1N° dwelling and construction of new road junction to Manchester Road.			
Comments Deadline	05 January 2015			

Planning Applications Registered Weekly List
W/E 21.11.14 & 28.11.14 & 5.12.14 & 12.12.14 & 19.12.14

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4391C	03 December 2014	Adam Barnes	Congleton East
Applicant	Mrs C Kinder			
Agent				
Location	2, BANKHOUSE DRIVE, CONGLETON, CW12 2BH			
Proposal	Change of use to Cattery - Run of 4 pens also 1 isolation pen, on hardstanding (flags). Erected but not in use until permission for material use has been granted.			
Comments Deadline	07 January 2015			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/5566C	27 November 2014	Adam Barnes	Congleton East
Applicant	Trustees of Key Green Methodist Church			
Agent	VWB Architects			
Location	KEY GREEN CHAPEL, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3QD			
Proposal	Proposed Car Park - Resubmission of refusal ref 14/1465C with amendments as discussed with LPA.			
Comments Deadline	07 January 2015			



10 DOWNING STREET
LONDON SW1A 2AA
www.gov.uk/Number10

From The Direct Communications Unit

4 December 2014

Dear Mr Hogan

I am writing on behalf of the Prime Minister to thank you for your letter of 21 November.

Your correspondence is currently under consideration.

Yours sincerely

Correspondence Officer

Mr Brian Hogan

