



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



1st November 2012

Dear Councillor

Planning Committee Meeting - Thursday 8th 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 8th 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.

Yours sincerely

Linda Minshull
Civic Administration Officer

AGENDA

1. Apologies for absence

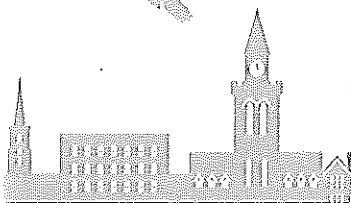
(Members are reminded of the necessity to give apologies in advance of the meeting and to give reasons for absence)

2. Minutes of Last Meeting

To confirm the minutes of the Meeting of the Committee held on 18th October 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

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 19th October 2012 (copy enclosed – no Congleton items on list dated 26th October).

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. Proposed Diversion of Public Footpath No 10 – Newcastle Road

To comment on correspondence from Cheshire East Council dated 26th October 2012 in respect of the proposed diversion of the above public footpath (copy enclosed).

10. Any Other Business

11. 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, 18th OCTOBER 2012

PRESENT Councillor L. D. Barker (Chairman)
Mrs. D. Allen
P Bates
G. Baxendale
R. I. Brightwell
G. Brittain
J. S. Crowther
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw
G. S. Williams

Approximately 40 members of the public were present at the meeting until application 12/3536C was considered

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G. R. Edwards, M. Hutton, D. Murphy, D. A. Parker, and Miss R. K. Williams.

2. **MINUTES**

PLN/18/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 27th September 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 G. Baxendale declared a non pecuniary interest due to being a member of Cheshire East Council.

The Chairman reminded Councillors of their obligations regarding declarations of interests and the consideration of applications, discussions with members of the public and attendance at Public Meetings. It was noted that many Town Councillors had attended the Public Meeting held on 17th October at the Town Hall but no Councillor made any public comment at that meeting.

4. **OUTSTANDING ITEMS**

There were none

5. PLANNING APPLICATIONS

PLN/19/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week of 28th September 2012

12/3536C Land East of Meadow Avenue, Congleton, CW12 4BX **REFUSED –**
Mr. N. Light spoke on behalf of local residents in objection to application 12/3536C

REFUSED DUE TO THE FOLLOWING REASONS –

- Outside the development zone
- Proposed on Open Countryside, not meeting the criteria in CBC Local Plan
- Unsustainable on highway grounds
- Traffic problems around Marfields School
- Plans are premature prior to the adoption of the Town Strategy and Local Plan
- Wildlife and Biodiversity

12/3403C Unit 7 – 12 Radnor Park Ind Estate, Back Lane, Congleton NO OBJECTION

12/3600C Springbank, Under Rainow Road, Congleton, CW12 3PN NO OBJECTION

12/3628C 17 Lamberts Lane, Congleton, CW12 3AU **NO COMMENT**

Concerns were expressed due to problems with smoke. The Planning Officer is asked to investigate the environmental aspects and the height of the chimney

12/3650C Brunswick House, 52 Brunswick Street, Congleton, NO OBJECTION

12/3668C 5A Nursery Lane, Congleton, CW12 3EX NO OBJECTION

Councillor G. P. Hayes declared a non pecuniary interest in application 12/3668C

12/3638T 5 The Mount, Congleton, CW12 4FD NO OBJECTION

Subject to usual conditions

12/3639T 31 Hulton Close, Congleton, CW12 3TF NO OBJECTION

Subject to usual conditions

12/3669D 5A Nursery Lane, Congleton, CW12 3EX NO OBJECTION

Councillor G. P. Hayes declared a non pecuniary interest in application 12/3669D

12/3670D 7 Nursery Lane, Congleton, CW12 3EX NO OBJECTION

Week ended 5th October 2012

12/3645C Land North of Banky Fields, Congleton NO OBJECTION

12/3713C 72 Leek Road, Congleton, CW12 3HU NO OBJECTION

Week ended 12th October 2012

12/3504C Albany Mill, Canal Street, Congleton, CW12 3AE NO OBJECTION

12/3772C 32 Birch Road, Congleton, CW12 4NR NO OBJECTION

12/3811C 26 Tidnock Avenue, Congleton, CW12 2HW NO OBJECTION

12/3817C 7 Windermere Drive, Congleton, CW12 4JB NO OBJECTION

12/3834C 6 Rood Hill, Congleton, CW12 1LG NO OBJECTION

12/3916D 20 Priory Close, Congleton NO OBJECTION

12/3886D Quinta School, Ullswater Road, Congleton, CW12 3JL NO OBJECTION

6. PLANNING APPEALS

None to report.

7. **LICENSING APPLICATIONS**

None to report.

8. **HIGHWAYS ISSUES**

The Chairman informed the meeting of correspondence dated 1st October 2012 from Cheshire East which gave information on the reporting of road works.

It was noted that there have been traffic problems due to temporary traffic lights on the A34 at Rood Hill.

9. **APPLICATIONS – 12/3028C LAND OFF THE MOORINGS, CONGLETON AND 12/3025C LAND OFF GOLDFINCH CLOSE AND KESTRAL CLOSE, CONGLETON**

It was agreed that Councillors Murphy and Mrs. Martin would attend and speak on behalf of the Town Council at the Cheshire East Meeting when the above applications are considered.

10. **ANY OTHER BUSINESS**

Councillors expressed their very best wishes to Chris Young of the Congleton Chronicle on his move from the Chronicle to his new position. His support to the Council over the past five years is much appreciated.

L. D. Barker (Chairman)

South Area

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3962C	18 October 2012	Nick Hulland	Congleton East
Applicant	Craig Jepson			
Agent	Philip Kelsall Associates			
Location	66-68, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HU			
Proposal	Appearance & Landscaping. Conditions 2, 5, 10 & 11 With regards to Condition 10, I understand that the Phase 2 investigation has been approved by Rebekah Jackson (EHO), with no remedial works required.			
Comments Deadline	08 November 2012			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3381T	08 October 2012	Anne Donkin	Congleton East
Applicant	Mr B Phipps			
Agent				
Location	4, ROSEVILLE DRIVE, CONGLETON, CHESHIRE, CW12 3LU			
Proposal	Trim Overhanging Branches (1 metre)			
Comments Deadline				

Additional item – application received 31.10.12

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4082C	29 October 2012	Nick Hulland	Congleton East
Applicant	MR & Mrs Hudson			
Agent				
Location	TALL ASH FARM TRIANGLE, BUXTONROAD, CONGLETON, CHESHIRE, CW12 2DY			
Proposal	Construction of three residential dwellings (Resubmission of Application Reference 12/0106C)			
Comments Deadline	28 November 2012			

Mr B Hogan
Congleton Town Council
Town Hall
High Street
Congleton
CW12 1BN



Public Rights of Way
2nd Floor
Old Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Phone: 01270 686 077
Fax: 01270 686 186
Marianne.nixon@cheshireeast.gov.uk

DATE: 26th October 2012

OUR REF: PROW/MN/090D/463

Dear Mr Hogan

PROPOSED DIVERSION OF PUBLIC FOOTPATH NO 10 IN THE PARISH OF CONGLETON

HIGHWAYS ACT 1980 S119

An application for the diversion of the above footpath has recently been submitted by Ms. S Shaw of Bloor Homes, 2-4 Whiteside Business Park, Station Road, Holmes Chapel, Cheshire, CW4 8AA.

As you may know under the Highways Act 1980, an appropriate authority is empowered to make a Public Path Diversion Order where it appears to be expedient in the interests of the owner, lessee or occupier of the land crossed by the path or of the public. In addition, in order that the Order is capable of confirmation, the authority must be satisfied that the path will not be substantially less convenient as a result of the diversion and regard must be paid to the effect of the diversion on public enjoyment of the path as a whole. The Council believes that in this case, these tests are met. **If a diversion order is made, existing rights of access for the statutory undertakers to their equipment and apparatus are protected.**

Referring to the attached plan, the section of Congleton FP10 to be diverted starts approximately 4 metres from the path junction with Newcastle Road (point A). It runs in a generally easterly direction for approximately 7 metres to point B before bearing in a generally north, north easterly direction for approximately 17 metres to rejoin the current route where it terminates (point C).

Residential development has resulted in the current route passing through the gardens of two new properties. When alerted to this situation, the developer responded by applying for a diversion to move the current route onto an alignment behind the gardens.

The proposed new route would start from point A and run in a generally north easterly direction along a semi-surfaced track to terminate after approximately 21 metres at point C.

The new route would have a width of 2.5 metres and would be enclosed.

In sum, the proposed new route would provide a convenient right of way for users.

This diversion would be made in the interests of the landowner.

This proposal will be presented to the councillors of the Rights of Way Committee for consideration on 17th December and I invite you to submit any comments you may have in relation to the proposal no later than **Friday 7th December 2012**. If I have not heard from you by this date, I will assume that you have no objection to the proposal.

Should you want to consider the proposal but are unable to do so by **7th December 2012**, would you please inform me.

Yours sincerely



Marianne Nixon
Public Path Orders Officer

384500

362300

362300

Padgbury Lane

97.0m

Garage

Congleton FP10

Sweet Briar Court

Campion Place

Meadowfield Crescent

362200

362200




Newcastle Road

Marsh House

Meadowfield Crescent

ASTBURY MARSH

KEY

-  Route to be stopped-up
-  Unaffected Public Rights of Way
-  Proposed new route

384500



1:750

Proposed diversion of Congleton FP10

This is a working copy of the definitive map and should not be used for legal purposes

