



# Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



28<sup>th</sup> August 2013

Dear Councillor

## Planning Committee Meeting - Thursday 5<sup>th</sup> September 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 5<sup>th</sup> September 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 before the Planning Committee there will be a meeting at 6.30 p.m. where Mr. Simon Artiss of Bellway Homes will give a presentation on proposed developments at Waggs Road, Congleton.**

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 22<sup>nd</sup> August 2013 (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](mailto:info@congletontowncouncil.co.uk) [www.congleton-tc.gov.uk](http://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 23<sup>rd</sup> August 2013 (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.

7. Licensing Applications and Cheshire East Licensing Policy

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

8. Highways Issues (enclosed)

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

9. 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 22<sup>nd</sup> AUGUST 2013**

**PRESENT** Councillor L. D. Barker (Chairman)  
P. Bates  
G. Baxendale  
G. Brittain  
D. T. Brown  
G. R. Edwards  
G. Hayes  
Mrs. A. M. Martin  
D. Murphy  
D. A. Parker  
Mrs. J. D. Parry  
N. T. Price  
Mrs. E. Wardlaw  
G. S. Williams

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, Ms. L. Bours, R. I. Brightwell, J. S. Crowther, Mrs. S. A. Holland and Miss R. K. Williams.

**2. MINUTES**

PLN/11/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 18<sup>th</sup> July 2013 be approved and signed by the Chairman as a correct record with the addition of apologies from Councillor Mrs. E. Wardlaw.

**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. Councillor Brown did not vote on any items.

Councillor G. Baxendale declared a "non pecuniary" interest due to his membership of Cheshire East Council

**4. OUTSTANDING ITEMS**

There were none.

**5. PLANNING APPLICATIONS**

PLN/12/1314 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

**Week ended 19<sup>th</sup> July 2013**

|          |   |              |
|----------|---|--------------|
| 13/2476C | Mossley Primary School, Boundary Lane, Congleton, CW12    | NO OBJECTION |
| 13/2647C | Ground Floor, Lower Park Street Mill, Congleton, CW12 1EH | NO COMMENT   |
| 13/2886C | 25 Thirlmere Court, Congleton, CW12 4JG                   | NO OBJECTION |
| 13/2854T | 25 Kestral Close, Congleton, CW12 3FA                     | NO OBJECTION |

Subject to usual conditions

**Week ended 26<sup>th</sup> July 2013**

|  |  |              |
|--|--|--------------|
| 13/2718C   | 11 Wensleydale Avenue, Congleton, CW12 2DA | NO OBJECTION |
| Councillor G. P. Hayes declared a non pecuniary interest in application 13/2718C |  |              |
| 13/2962C   | 6 Malhamdale Road, Congleton, CW12 2DA     | NO OBJECTION |

**Week ended 2<sup>nd</sup> August 2013**

|  |  |              |
|--|--|--------------|
| 13/2678C   | 4 Park Bank, Congleton, CW12 3DH   | NO OBJECTION |
| 13/2800C   | St. John's Church Hall & School House, Buxton Old Road,<br>Congleton, CW12 2ES | NO OBJECTION |
| Councillor G. P. Hayes declared a pecuniary interest in application 13/2800C, left the room<br>did not vote                        |  |              |
| 13/2801C   | St. John's Church Hall & School House, Buxton Old Road,<br>Congleton, CW12 2ES | NO OBJECTION |
| Councillor G. P. Hayes declared a pecuniary interest in application 13/2801C, left the room<br>and did not vote                    |  |              |
| 13/3049C   | 4 Vernon Avenue, Congleton, CW12 3AZ   | NO OBJECTION |
| 13/3059C   | Eaton Bank School, Jackson Road, Congleton, CW12                               | NO OBJECTION |
| Councillors G. P. Hayes and G. S. Williams declared pecuniary interests in application<br>13/3059C, left the room and did not vote |  |              |
| 13/3107C   | Land South of Tudor Way, Congleton, CW12                                       | NO OBJECTION |
| 13/3120C   | Mossley Primary School, Boundary Lane, Congleton                               | NO OBJECTION |
| 13/3121C   | Dane Court, Mill Green, Congleton  | NO OBJECTION |
| 13/2942D   | Sunnyview, Canal Street, Congleton, CW12 3AE                                   | NO OBJECTION |
| 13/3071D   | Readesmoor Group Practice, West Street, Congleton                              | NO OBJECTION |

**Additional List**

|          |   |              |
|----------|---|--------------|
| 13/3123C | Dane Court, Mill Green, Congleton           | NO OBJECTION |
| 13/2623C | Forge Mill, Forge Lane, Congleton, CW12 4HG | NO OBJECTION |

**SUBJECT TO THE FOLLOWING CONDITIONS**

**That Forge Lane be improved prior to any work on the development commencing.  
The improvement to include road widening and the construction of passing areas.  
Highways to investigate the access to the A34 to be a left turn only.  
Section 106 funds be allocated to the Public Realm Strategy.**

|  |   |              |
|--|---|--------------|
| 13/2864C   | Overton Court, West Street, Congleton, CW12 1JY   | NO OBJECTION |
| Councillors G. R. Edwards and P. Bates declared pecuniary interests in application 13/2864C,<br>left the room and did not vote |   |              |
| 13/3024C   | 1 A Mill Street, Congleton, CW12 1AB              | NO OBJECTION |
| 13/3207C   | Moreton Meadows Farm, Stony Lane, Congleton, CW12 | NO COMMENT   |
| Councillor G. P. Hayes declared a non pecuniary interest in application 13/3207C   |   |              |
| 13/3303C   | 96 Buxton Road, Congleton, CW12 2DY               | NO OBJECTION |
| Councillor G. P. Hayes declared a non pecuniary interest in application 13/3303C   |   |              |
| 13/3361C   | Land Rear of 62 – 74 Pear Tree Bank, Congleton    | NO OBJECTION |
| 13/3382D   | 1 Boundary Lane, Congleton, CW12 3JA              | NO OBJECTION |

6. **PLANNING APPEALS**

The following Appeal was noted -

Appeal Ref App/R066/A/13/2192158 – 1 Boundary Lane, Congleton, CW12 3JA –

Appeal made against refusal to grant planning permission for 4 dwellings – the Appeal is allowed and planning permission granted.

7. **LICENSING APPLICATIONS AND CHESHIRE EAST LICENSING POLICY**

Councillor Baxendale informed the meeting that there is a Cheshire East hearing scheduled for 4<sup>th</sup> September to discuss the variation of the Tesco Express Hours and he will be attending and speaking against the extension.

It was noted that there is a revised Cheshire East Licensing Policy for consultation.

Concerns were express regarding the lack of information from Cheshire East in respect of Licensing Applications in Congleton. The Town Clerk was requested to contact Cheshire East Licensing Department to clarify the Town Council's position and also check with neighbouring Town Councils to see if they were experiencing similar problems. If there is no improvement in consultations it was suggested that this standing item be removed from Planning Agendas.

8. **HIGHWAYS ISSUES**

None to report.

9. **APPLICATION 13/3078S - ENVIRONMENT IMPACT ASSESSMENT**

It was noted that this is not a formal planning application and that the Cheshire East Planning Officer will decide whether this information is required for the formal application.

10. **APPLICATION 13/2744W – MAW GREEN ROAD, CREWE**

Recommended that this should be approved subject to the following:-

1. There needs to be a highways assessment undertaken of the impact of the additional journeys of waste movement vehicles between Macclesfield and Crewe travelling via Congleton
2. A contribution ought to be provided from this project to the Congleton Link Road
3. Project reinforces the need for the link road
4. Consideration should be given to siting the Waste Plant at Lyme Green, Macclesfield

11. **ANY OTHER BUSINESS**

Councillor Baxendale informed the meeting that Application 13/2501C – Land Off Newcastle Road, near Astbury Mere had been refused by Cheshire East Council.

L. D. Barker (Chairman)

## Planning Applications 5<sup>th</sup> September 2013

| 1                        | App No  | Registration Date | Case Officer | Ward           |
|--------------------------|---|-------------------|--------------|----------------|
| Delegated Agenda         | 13/3350C  | 19 August 2013    | Susie Bishop | Congleton East |
| <b>Applicant</b>         | MR P MILLWARD   |                   |              |                |
| <b>Agent</b>             | WILLIAM D KIRK & ASSOCIATES                           |                   |              |                |
| <b>Location</b>          | EDGEHILL FARM, CONGLETON EDGE ROAD, MOSSLEY, CW12 3JJ |                   |              |                |
| <b>Proposal</b>          | Proposed agricultural building                        |                   |              |                |
| <b>Comments Deadline</b> | 18 September 2013                                     |                   |              |                |

| 2                        | App No  | Registration Date | Case Officer | Ward                  |
|--------------------------|---|-------------------|--------------|-----------------------|
| Delegated Agenda         | 13/3407C  | 12 August 2013    | Robert Law   | Congleton West (2011) |
| <b>Applicant</b>         | Black Firs Primary School   |                   |              |                       |
| <b>Agent</b>             | Ms Frances Cobley   |                   |              |                       |
| <b>Location</b>          | BLACK FIRS COUNTY PRIMARY SCHOOL, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ  |                   |              |                       |
| <b>Proposal</b>          | Single storey new build building for Pre-School and Reception classes and small extension for storage, all to the existing Black Firs Primary School. To replace the existing temporary building, which is to be removed as part of the works. Improved pedestr |                   |              |                       |
| <b>Comments Deadline</b> | 10 September 2013   |                   |              |                       |

| 3                        | App No  | Registration Date | Case Officer | Ward           |
|--------------------------|---|-------------------|--------------|----------------|
| Delegated Agenda         | 13/3410C  | 12 August 2013    | Ben Haywood  | Congleton East |
| <b>Applicant</b>         | Cheshire County Properties  |                   |              |                |
| <b>Agent</b>             | Knights LLP   |                   |              |                |
| <b>Location</b>          | EDWARDS MILL, HATTER STREET, CONGLETON, CW12 1QQ  |                   |              |                |
| <b>Proposal</b>          | Change of use of ground floor of existing mill to form 4no. residential apartments                                |                   |              |                |
| <b>Comments Deadline</b> | 18 September 2013   |                   |              |                |
| <b>Location</b>          | SANDBACH HIGH SCHOOL, MIDDLEWICH ROAD, SANDBACH, CW11 3NT   |                   |              |                |
| <b>Proposal</b>          | The installation of biomass boiler with ancillary plant including flue and the construction of the plan enclosure |                   |              |                |
| <b>Comments Deadline</b> | 18 September 2013   |                   |              |                |

| 4                        | App No   | Registration Date | Case Officer | Ward           |
|--------------------------|--|-------------------|--------------|----------------|
| Delegated Agenda         | 13/3500C   | 14 August 2013    | Robert Law   | Congleton East |
| <b>Applicant</b>         | Mr C Johnson   |                   |              |                |
| <b>Agent</b>             | David Holmes Planning  |                   |              |                |
| <b>Location</b>          | Boundary Villa Farm, 4, BOUNDARY LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3HZ                                      |                   |              |                |
| <b>Proposal</b>          | Variation of condition 2 on approval 13/0611C - Retention of wildlife pond on agricultural land for non-domestic use |                   |              |                |
| <b>Comments Deadline</b> | 18 September 2013  |                   |              |                |

| 5                        | App No  | Registration Date | Case Officer | Ward                  |
|--------------------------|---|-------------------|--------------|-----------------------|
| Delegated Agenda         | 13/3452C  | 16 August 2013    | Ben Haywood  | Congleton West (2011) |
| <b>Applicant</b>         | McCARTHY & STONE RETIREMENT LIFESTYLES  |                   |              |                       |
| <b>Agent</b>             | THE PLANNING BUREAU LTD   |                   |              |                       |
| <b>Location</b>          | DANE COURT, MILL GREEN, CONGLETON   |                   |              |                       |
| <b>Proposal</b>          | Proposed realignment of approved path and construction of patio sitting out area. |                   |              |                       |
| <b>Comments Deadline</b> | 18 September 2013   |                   |              |                       |

## Planning Applications 5<sup>th</sup> September 2013

|                          |  |                          |                     |                       |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| <b>6</b>                 | <b>App No</b>  | <b>Registration Date</b> | <b>Case Officer</b> | <b>Ward</b>           |
| Delegated Agenda         | 13/3023C   | 15 August 2013           | Nick Hulland        | Congleton West (2011) |
| <b>Applicant</b>         | Marstons PLC   |                          |                     |                       |
| <b>Agent</b>             | Marstons PLC   |                          |                     |                       |
| <b>Location</b>          | 1, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN                              |                          |                     |                       |
| <b>Proposal</b>          | Listed Building Consent for installation of CCTV internally and externally |                          |                     |                       |
| <b>Comments Deadline</b> | 26 September 2013  |                          |                     |                       |

|                          |   |                          |                     |                |
|--------------------------|---|--------------------------|---------------------|----------------|
| <b>7</b>                 | <b>App No</b>                                     | <b>Registration Date</b> | <b>Case Officer</b> | <b>Ward</b>    |
| Delegated Agenda         | 13/3506C  | 14 August 2013           | Nick Hulland        | Congleton East |
| <b>Applicant</b>         | Mr & Mrs M Varey                                  |                          |                     |                |
| <b>Agent</b>             | CS Design Consultants                             |                          |                     |                |
| <b>Location</b>          | 11, WOLSTANHOLME CLOSE, CONGLETON, CW12 3RX       |                          |                     |                |
| <b>Proposal</b>          | Single Storey Rear and Two Storey Side Extensions |                          |                     |                |
| <b>Comments Deadline</b> | 13 September 2013                                 |                          |                     |                |

## Brian Hogan

---

**From:** [brian.hogan@btinternet.com](mailto:brian.hogan@btinternet.com)  
**Sent:** 25 August 2013 08:51  
**To:** Robbie Brightwell; Larry Barker  
**Cc:** Bob Edwards; Brian Hogan  
**Subject:** RE: An Accident Waiting to Happen

Hi. I agree. Perhaps we should make this an agenda item for the next planning meeting.

=====  
Message Received: Aug 24 2013, 11:31 AM  
From: "Robbie Brightwell"  
To: "Larry Barker"  
Cc: "Bob Edwards" , "Brian Hogan"  
Subject: An Accident Waiting to Happen

Hiya Larry,

\_Re: Bridge Damaged at Conjunction of Moss Lane & Peel Lane\_

Sorry to keep on about this...but unless Cheshire East acts there is going to be a major accident at the above spot. Somebody has walloped the stone block wall sidings....again!!

Regards,

Robbie

--

Robbie Brightwell  
15 Moody Street  
Congleton  
Cheshire  
CW12 4AN

<http://www.congletoncheshire.com>

Email: [robbie.brightwell@btinternet.com](mailto:robbie.brightwell@btinternet.com)