



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



3<sup>rd</sup> March 2015

Dear Councillor

## Planning Committee Meeting – Thursday 12<sup>th</sup> March 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 12<sup>th</sup> March 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.

**There will be a meeting of the Town Hall Committee after the Planning Committee, commencing at 7.30 p.m.**

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 19<sup>th</sup> February 2014 (copy enclosed).

Congleton  
**beartown**  
where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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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) Lists for week ending 20<sup>th</sup> and 27<sup>th</sup> February 2015 (copy enclosed).

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

6. Planning Appeals

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

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

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 19<sup>th</sup> FEBRUARY 2015**

**PRESENT** Councillor L. D. Barker - Chairman  
P. Bates  
G. Baxendale  
R. I. Brightwell  
G. Brittain  
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

Burgess E. Clarke

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. E. Wardlaw, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/26/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 22<sup>nd</sup> January 2015 be approved and signed by the Chairman as a correct record with the addition of the following comments being included in the conditions in respect of application 14/5383C

That a travel plan be recommended to stop site traffic using Walfield Avenue during the site development.

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 his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

## 5. PLANNING APPLICATIONS

PLN/27/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

### Week ended 23<sup>rd</sup> January 2015

14/5526C	Units 6 & 7 Greenfield Farm Ind Estate, Congleton	NO COMMENT
15/0001C	Land Off Goldfinch & Kestral Close, Congleton, CW12	NO COMMENT
15/0098C	65 Giantswood Lane, Congleton, CW12 2JHQ	NO OBJECTION
15/0108C	30 William Street, Congleton, CW12 2EY	NO OBJECTION
15/0128T	17 Bosley View, Congleton, CW12 3TU	NO OBJECTION

Subject to usual conditions

### Week ended 30<sup>th</sup> January 2014

15/0028C	Riverside Mill, Mountbatten Way, Congleton, CW12 1DY	NO OBJECTION
15/0260C	Heather Bank Farm, Congleton Edge Road, Congleton	NO OBJECTION

Councillors Bates and Hayes declared a "non pecuniary" interest in application 15/0260C

15/0145D	Land Off The Moorings, Congleton	NO OBJECTION
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### Week ended 6<sup>th</sup> February 2014

14/5627C	16 Box Lane, Congleton, CW12 4NS	NO OBJECTION
15/0056C	Unit 11, Newman Close, Congleton, CW12 4TR	NO OBJECTION
15/0186C	Mossley Primary School, Boundary Lane, Congleton	NO OBJECTION

Councillor Hayes declared a "non pecuniary" interest in application 15/0186C

15/0361C	56 Leek Road, Congleton, CW12 3HU	NO OBJECTION
15/0536C	10 Parnell Square, Congleton, CW12 3EQ	NO OBJECTION
15/0252T	The Junction of Tommy's Lane and Buxton Road Congleton	<b>REFUSE</b>
15/0278T	17 Longdown Road, Congleton, CW12 4QH	<b>CHESHIRE EAST</b>

**OFFICER TO NOTE THAT THE FARM IS OWNED BY THE RSPB**

15/0518T	The Junction of Tommy's Lane and Buxton Road Congleton	NO OBJECTION subject to usual conditions
15/0324D	Land Rear of the Pump House, Forge Lane, Congleton	NO COMMENT
15/0357D	Blackfirs Primary School, Longdown Road, Congleton	NO OBJECTION

### Week ended 13<sup>th</sup> February 2014

15/0401C	4 Heathfield Close, Congleton, Cheshire, CW12 4ND	NO OBJECTION
15/0415C	15 Ascot Close, Congleton, Cheshire, CW12 1LL	NO OBJECTION
15/0416C	22 Macclesfield Road, Congleton, CW12 1NR	NO OBJECTION
15/0453C	41 Sandbach Road, Congleton, CW12 4LB	NO OBJECTION
15/0466C	Hightown Corn Mills, Congleton, CW12	NO OBJECTION

**Additional Item**

15/0073C Land Off Sherratt Close, Congleton  
**following -**

**REFUSE due to the**

Not in keeping with properties in the area

Safety concerns regarding traffic congestion and safe exit from the site onto the road particularly with the close proximity to the local primary school.

6. **PLANNING APPEALS**

None to report.

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List  
w/e 20.02.2015**

**South Area**

**1 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/0479C</b>	06 February 2015	Olivia Williams	Congleton West (2011)
<b>Applicant</b>	Mr & Mrs Hambley			
<b>Agent</b>				
<b>Location</b>	11 , Valley View, Congleton, Cheshire CW12 4EN			
<b>Proposal</b>	Proposed two storey side extension, with a single storey kitchen extension to the rear.			
<b>Comments Deadline</b>	18 March 2015			

**2 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/0559C</b>	05 February 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Matthew Brinton			
<b>Agent</b>				
<b>Location</b>	21 , Malvern Close, Congleton, Cheshire East, CW12 4PD			
<b>Proposal</b>	Erection of a single storey front extension to extend the garage and provide a porch, a single storey rear extension to extend the dining room and a second storey extension over the existing garage and kitchen to extend an existing front bedroom and provi			
<b>Comments Deadline</b>	11 March 2015			

**3**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/0576C</b>	05 February 2015	Robert Law	Congleton West (2011)
<b>Applicant</b>	Mr Tim Conniff			
<b>Agent</b>	Mr James Hindley			
<b>Location</b>	LAND ADJACENT TO BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CHESHIRE			
<b>Proposal</b>	2 detached dwellings and a pair of semi detached housing addressing Padgbury Lane.			
<b>Comments Deadline</b>	18 March 2015			

**4 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/0630C</b>	10 February 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Mr Anthony Smith			
<b>Agent</b>	MR ROBERT BERRY			
<b>Location</b>	17, WALNUT RISE, CONGLETON, CHESHIRE, CW12 4JY			
<b>Proposal</b>	Proposed removal of existing conservatory & construction single storey side & rear extension			
<b>Comments Deadline</b>	11 March 2015			

**Planning Applications Registered Weekly List  
w/e 20.02.2015**

**5**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
<b>Delegated Agenda</b>	<b>15/0722C</b>	16 February 2015	Robert Law	Congleton East
<b>Applicant</b>	Humphries Builders Ltd			
<b>Agent</b>	Mr Philip Bentley			
<b>Location</b>	Moss Inn, CANAL ROAD, CONGLETON, CW12 3AT			
<b>Proposal</b>	Variation of conditions 2 and 5 on approved 13/4345C - Residential development comprising 7 dwellings, including demolition of all buildings on site.			
<b>Comments Deadline</b>	13 March 2015			

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**Planning Applications Registered Weekly List  
Week Ending 27 February 2015**

**SOUTH AREA**

**6**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/0077C</b>	16 February 2015	Robert Law	Congleton East
<b>Applicant</b>	Mossley C of E Primary School			
<b>Agent</b>	Ian Ankers			
<b>Location</b>	Mossley C of E Primary School, Boundary Lane, Congleton, Cheshire, CW12 3JA			
<b>Proposal</b>	Extension to provide new reception and catering facilities			
<b>Comments Deadline</b>	26 March 2015			

**7**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/0505C</b>	03 February 2015	Robert Law	Congleton West (2011)
<b>Applicant</b>	Seddon Homes Ltd			
<b>Agent</b>	Mrs Deborah Baker			
<b>Location</b>	LAND OFF THE MOORINGS, CONGLETON, CHESHIRE			
<b>Proposal</b>	Reserved Matters following outline approval (12/3028C) for 38 dwellings, open space, associated landscaping, infrastructure, access and demolition of a portal shed at land off The Moorings, Congleton, Cheshire			
<b>Comments Deadline</b>	26 March 2015			

**8 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/0750C</b>	18 February 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	David Williams			
<b>Agent</b>	Peter Davis Designs			
<b>Location</b>	98 , Park Lane, Congleton, Cheshire East, CW12 3DE			
<b>Proposal</b>	Single storey side/rear extension.			
<b>Comments Deadline</b>	18 March 2015			

**9 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/0778C</b>	17 February 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Julie Ross			
<b>Agent</b>				
<b>Location</b>	19, LONGDOWN ROAD, CONGLETON, CW12 4QH			
<b>Proposal</b>	Prior approval of a conservatory with glass roof, extending 3M beyond the rear wall, maximum height of 3.2M and eaves height of 2.2M to the end.			
<b>Comments Deadline</b>	16 March 2015			



**Planning Applications Registered Weekly List  
Week Ending 27 February 2015**

**10 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	15/0797C	17 February 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Mr M Brindley			
<b>Agent</b>	VWB Architects			
<b>Location</b>	2-4, MOODY STREET, CONGLETON, CW12 4AP			
<b>Proposal</b>	Prior Approval for Change of Use of a building from Office (use class B1) use to a use falling within Use class C3 (Dwelling house)			
<b>Comments Deadline</b>	18 March 2015			

**11 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	15/0656C	13 February 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Grace Hampson			
<b>Agent</b>	ROBERT BERRY			
<b>Location</b>	9, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2EL			
<b>Proposal</b>	2 storey side extension			
<b>Comments Deadline</b>	17 March 2015			

**12**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	15/0689C	25 February 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	BLC			
<b>Agent</b>	John K Carter Architect			
<b>Location</b>	Black Lion Court, High Street, Congleton, Cheshire, CW12 1WL			
<b>Proposal</b>	Internal conversion and change of use existing offices to 3no 2 bed apartments.			
<b>Comments Deadline</b>	26 March 2015			

**13**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	15/0728C	16 February 2015	Robert Law	Congleton West (2011)
<b>Applicant</b>	Park & Spark Limited			
<b>Agent</b>	AECOM			
<b>Location</b>	TESCO, BARN ROAD, CONGLETON, CW12 1LR			
<b>Proposal</b>	The installation of 4 electric vehicle charging points in place of 6 existing car parking spaces on Tesco superstore car park.			
<b>Comments Deadline</b>	26 March 2015			