



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



11th June 2014

Dear Councillor

Planning Committee Meeting - Thursday 19th June 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 19th June 2014** 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 22nd May 2014 (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



4. Outstanding Actions

None

5. Cheshire East Highways

Cheshire East Councillor Louise Brown, Andrew Ross, Strategic Highways and Transport Manager and Gary Mallin, Network Intelligence Manager will attend the meeting to give an update to Town Councillors.

6. Planning Applications

To make observations as may be necessary on planning applications submitted to Cheshire East Borough Council.

NOTE i) Lists for weeks ending 23rd and 30th May and 6th June 2014 (copies enclosed).

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

7. Planning Appeals

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

8. Cheshire East Council Local Plan Strategy – Submission to the Secretary of State

To consider information received from Cheshire East Council dated 4th June 2014 (copy enclosed) in respect of the above.

9. New Street Name Proposal

To consider information received from Cheshire East Council dated 30th May 2014 (copy enclosed) in respect of a new street name.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 22nd MAY 2014

PRESENT Councillor L Barker (Chairman)
G. Baxendale
P. Bates
R. I. Brightwell
J. S. Crowther
Mrs. S. A. Holland – left the meeting at 7.30 p.m.
Mrs A Martin
D. Murphy
D. A. Parker
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, Ms. L. Bours, D. T. Brown, G. R. Edwards, G. P. Hayes, J. D. Parry, N. T. Price, G. S. Williams and Miss R .K. Williams.

2. **MINUTES**

PLN/1/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd April 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.

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/2/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 11th April 2014

12/2516C	The Hot Spot, 26 High Street, Congleton	NO OBJECTION
14/1656C	12A/B West Street, Congleton, CW12 1JR	NO OBJECTION
Councillor Martin declared a "non pecuniary" interest in application 14/1656C and did not vote		
14/1664C	Mount Pleasant, Crouch Lane, Congleton, CW12 3PT	NO OBJECTION
14/1728C	29 Grosvenor Road, Congleton, CW12 4PG	NO OBJECTION
14/1784C	Quinta Primary School, Ullswater Road, Congleton	NO OBJECTION
Councillor Baxendale declared a "non pecuniary" interest in application 14/1784C		
14/1740D	Loachbrook Farm, Sandbach Road, Congleton	NO OBJECTION
14/1749D	Dane Court, Mill Green, Congleton	NO OBJECTION

Week ended 18th April 2014

14/1786C	66 A Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
subject to Cheshire East Officers checking the air pollution at the property and the impact of traffic noise		
14/1864C	1 – 7 Colehill Bank, Congleton, CW12 3AD	NO COMMENT
Councillor Murphy declared a "non pecuniary" interest in application 14/1864C		
14/1268T	65 A Park Lane, Congleton, CW12 3DD	NO OBJECTION
14/1379T	18 Lamberts Lane, Congleton, CW12 3AU	NO OBJECTION
14/1618T	Mossley House, Biddulph Road, Congleton	NO OBJECTION
14/1817T	37 Park Lane, Congleton, CW12 3DG	NO OBJECTION
Subject to usual conditions		

Week ended 25th April 2014

14/1055C	16 Padbury Lane, Congleton, CW12 4LP	NO OBJECTION
14/1074C	Throstles Nest House, 29 Buxton Road, Congleton	NO COMMENT
All Councillors declared a "non pecuniary" interest in application 14/1074C as the application is a Town Councillor		
14/1435C	Plot 14 Land of Tudor Way, Congleton, CW12 4AS	REFUSE – due to there being no apparent reason for the change of access
14/1885C	7 Vale Walk, Priestly Fields, Congleton, CW12 4AL	NO OBJECTION
14/1942C	37 Somerset Close, Congleton, CW12 1SE	NO OBJECTION
14/1986C	3 Kendal Court, Congleton, CW12 4JN	NO OBJECTION

Week ended 2nd May 2014

14/1962C	Eaton Bank, Congleton, CW12 1PF	NO OBJECTION
14/2052C	Land rear of 116 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION

Week ended 9th May 2014

14/1848C	14 A Severn Cloe, Congleton, CW12 3RD	NO OBJECTION
14/2027C	1A Crayford Avenue, Congleton, CW12 2BW	NO OBJECTION
14/2049C	Siemens House, Varey Road, Congleton, CW12 1PH	REFUSE for the following reasons -
Contrary to the interests of highway safety as the development would result in additional traffic using the egress of Jackson Road and Macclesfield Road, which is already used to unacceptable levels.		

Week ended 16th May 2014

14/1556C	The Coach House, 23A Lawton Street, Congleton, CW12 1RU	NO OBJECTION
142130C	20 Jubilee Road, Congleton, CW12 3AJ	NO OBJECTION
14/2253C	73 West Street, Congleton, CW12 1JY	NO OBJECTION
Councillors Bates and Murphy declared a "non pecuniary" interest in application 14/2253C		
14/2267C	Langdon Gardens, Bromley Road, Congleton, CW12 1PX	NO OBJECTION
14/2241D	Brunswick Wharf, Brook Street, Congleton, CW12 1RG	NO OBJECTION

Additional Item

14/2115C 84 Ennerdale Drive, Congleton, CW12 4FL

6. **PLANNING APPEALS**

None to report.

7. **HIGHWAYS ISSUES**

Councillor Wardlaw reported problems with parking and congestion at the Tesco Express Store at West Heath. The Town Clerk was requested to contact the Store Manager to discuss the problems.

Councillor Brightwell highlighted serious traffic problems in the Town. It was agreed that the Town Clerk would contact Cheshire East to request a Highways Officer to attend a future meeting.

8. **CESHIRE WEST AND CHESTER LOCAL PLAN**

It was noted that information had been received from Cheshire West and Chester in respect of their Local Plan.

9. **ANY OTHER BUSINESS**

Councillor Brightwell reported concerns regarding infrastructure development and the future provision of school and health service capacity.

L Barker (Chairman)

Planning Applications Registered Weekly List W/E 23.05.14

SOUTH AREA

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2336C	09 May 2014	Adam Barnes	Congleton West (2011)
Applicant	National Tyres and Autocare Ltd			
Agent	Meeson Williams Phillips Ltd			
Location	Unit 4 (former Blockbuster), Barn Road, Congleton, Congleton, Cheshire, CW12 1LJ			
Proposal	Change of use from Class A1 retail use to use for the storage, sale and fitting of motor vehicle tyres, batteries, brakes, shock absorbers, exhausts and other automotive products; carrying out of oil and oil filter changes, car safety checks, servicing an			
Comments Deadline	19 June 2014			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2379C	13 May 2014	Nick Hulland	Congleton West (2011)
Applicant	Visyon			
Agent				
Location	FELLOWSHIP HOUSE DAY CENTRE, PARK ROAD, CONGLETON, CW12 1DP			
Proposal	Change of use of the building from B1 to D1 - to a community Centre. Additional Window to ground floor office.			
Comments Deadline	13 June 2014			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2302D	07 May 2014	Nick Hulland	Congleton West (2011)
Applicant	G PROVIS			
Agent	DLH Design Associates UK Ltd			
Location	87, NEWCASTLE ROAD, CONGLETON, CW12 4HL			
Proposal	Discharge of condtion 4 on application 14/1275C-Rear two storey extension			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 30 May 2014**

SOUTH AREA

4

	App No	Registration Date	Case Officer	Ward
23.07.14 - Strategic Planning Board	14/1680C	16 May 2014	Lauren Thompson	Congleton West (2011)
Applicant	Worth Partnership			
Agent	Cowdray Planning Consultancy			
Location	Land Between Manchester Road and, Giantswood Lane, Hulme Walfield, Congleton			
Proposal	Outline application for residential development comprising up to 96no. dwellings including access			
Comments Deadline	26 June 2014			

5

	App No	Registration Date	Case Officer	Ward
30.07.14 - Southern Planning Committee	14/2237C	15 May 2014	Robert Law	Congleton West (2011)
Applicant	Pulse fitness			
Agent	DV8 Designs Ltd			
Location	Radnor Park Industrial Estate, BACK LANE, CONGLETON			
Proposal	Change of use from manufacturing to fitness centre			
Comments Deadline	26 May 2014			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2463T	15 May 2014	Nigel Bates	Congleton East
Applicant	Lee Bestwick			
Agent				
Location	4, BRADBURY GARDENS, CONGLETON, CW12 3SR			
Proposal	Removal of dead tree. Photographs are being supplied for reference. I am not proposing to replant a replacement due to close proximity to house and garage.			
Comments Deadline	18 June 2014			

Planning Applications Registered Weekly List W/E 06/06/14

SOUTH AREA

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0181C	31 January 2014	Nick Hulland	Congleton West (2011)
Applicant	Mr Mathew Plummer			
Agent	MR ROBERT BERRY			
Location	27, Bowness Court, Congleton Cheshire, CW12 4JR			
Proposal	Proposed 2 storey side and rear extension			
Comments Deadline	24 June 2014			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2121C	21 May 2014	Adam Barnes	Congleton East
Applicant	Mrs Sandra Carbutt			
Agent				
Location	10, TAMAR CLOSE, CONGLETON, CHESHIRE, CW12 3RU			
Proposal	Retrospective application for single storey rear extension			
Comments Deadline	27 June 2014			

9

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2304C	20 May 2014	Nick Hulland	Congleton West (2011)
Applicant	Grace Brown Interiors			
Agent				
Location	45 - 47, WEST STREET, CONGLETON, CW12 1JY			
Proposal	Change of use to shop with storage and workroom			
Comments Deadline	03 July 2014			

10 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/2541C	21 May 2014	Nick Hulland	Congleton East
Applicant	Steven Amery			
Agent	ROBERT BERRY			
Location	CROFT VILLA, 115, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AP			
Proposal	Demolition of part, Alterations and 2 storey side and rear extension			
Comments Deadline	26 June 2014			



All Town and Parish Councils in Cheshire East

Spatial Planning
Westfields, Middlewich Road
Sandbach, Cheshire
CW11 1HZ

Tel: 01270 685893

Email: localplan@cheshireeast.gov.uk

Date: 4th June 2014

Please Contact: Spatial Planning Team 01270 685893

Dear Clerk,

Cheshire East Council Local Plan Strategy - Submission to the Secretary of State

The Local Plan Strategy sets out the Council's case for sustainable economic growth and is the strategy that the Council wants to adopt to manage development in Cheshire East up to 2030.

Following publication of the 'Local Plan Strategy - Submission Version' and accompanying documents, representations were invited for six weeks from 14th March 2014 to 5:00pm on 25th April 2014.

The Local Plan Strategy and all associated documents, including the comments received during the representation period, were **submitted to the Secretary of State for Communities and Local Government on 20th May 2014** in preparation for independent examination.

The attached 'Notice of Submission' provides further information and lists the documents that are available for inspection, along with the venues.

The Cheshire East Local Plan Strategy will now be subject to an independent examination to be conducted by the Planning Inspectorate. Inspector Stephen Pratt BA (Hons) MRTPI has been appointed to conduct the examination to determine whether the Local Plan Strategy is sound.

The Programme Officer for the examination is Miss Kerry Trueman.

The examination is a continuous process running from submission through to the receipt of the Inspector's report. Part of the process will involve hearing sessions where those invited to attend, will have the opportunity to respond to matters raised by the Inspector.

Once information on the hearing sessions is confirmed, all details relating to the examination process will be advertised and made available online. Six weeks before the examination starts you will be provided with details of the time and the place of the examination.

Further information regarding the Local Plan Strategy can be obtained from the Cheshire East website www.cheshireeast.gov.uk/localplan or by email localplan@cheshireeast.gov.uk or telephone 01270 685893.

For further information relating to the examination please contact the Programme Officer, Miss Kerry Trueman:

email: programmeofficer@cheshireeast.gov.uk

Telephone: 07582 310 364

Yours faithfully,

Adrian Fisher

Head of Strategic & Economic Planning

**NOTICE OF SUBMISSION OF CHESHIRE EAST LOCAL PLAN STRATEGY –
SUBMISSION DEVELOPMENT PLAN DOCUMENT
PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012 (REGULATION 22)**

Notice is hereby given in accordance with the above Regulations that Cheshire East Borough Council has submitted the Cheshire East Local Plan Strategy to the Secretary of State for Communities and Local Government on 20 May 2014 for independent examination.

The Cheshire East Local Plan Strategy sets out Cheshire East Council's spatial policy framework for delivering sustainable economic growth and represents the strategy the Council wishes to adopt to deliver a vibrant sustainable community in Cheshire East up to 2030, for the area outside the National Park. This includes amendments to the adopted Proposals Map (now called the Policies Map).

The Cheshire East Local Plan Strategy, together with the supporting documentation submitted to the Secretary of State are available to view and download on the Cheshire East website www.cheshireeast.gov.uk/localplan

The submitted documents include: Local Plan Strategy Submission Version; Local Plan Strategy Policies Map; Local Plan Strategy Submission Sustainability (Integrated) Appraisal; Local Plan Strategy Habitats Regulations Assessment (Final Report & Summary Report); Local Plan Strategy Submission Statement of Consultation (Regulation 22); Representations on Local Plan Strategy, Policies Map and Habitats Regulations Assessment by consultation point; Infrastructure Delivery Plan; Duty to Co-operate Statement of Compliance ; Duty to Co-operate Statement of Compliance Annex – record of engagement; Submission Sites Justification Paper; Non-Preferred Sites Justification Paper; Housing Background Paper; Employment Background Paper; Population Projections and Forecasts Background Paper; Local Plan Strategy overview; Statement of Community Involvement; Local Development Scheme 2014 – 2016; Sustainability Appraisal Scoping Report (Revised).

Copies of the above documents (apart from copies of the representations made) are available for inspection at: The Customer Service Centres at Delamere House, Crewe, the Town Hall, Macclesfield and Planning Help Desk, Municipal Buildings, Crewe (9am to 5pm Monday to Friday) and all libraries in Cheshire East - opening times for the libraries can be found at http://www.cheshireeast.gov.uk/libraries/libraries_opening_hours.aspx

Copies of the above documents and all of the representations made on the Cheshire East Local Plan Strategy Submission Version; the Policies Map; the Sustainability Appraisal and the Habitats Regulation Assessment can be viewed on the Cheshire East website: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub> or inspected at Westfields, Middlewich Road, Sandbach (9am to 5pm Monday to Friday).

The Cheshire East Local Plan Strategy will now be subject to an independent examination to be conducted by the Planning Inspectorate. The examination is a continuous process running from submission through to the receipt of the Inspector's

report. Part of the process will involve hearing sessions where those invited to attend, will have the opportunity to respond to matters raised by the Inspector. Once information on the hearing sessions is confirmed, all details relating to the examination process will be advertised and made available online.

For further information regarding the Local Plan Strategy please contact the Spatial Planning Team by emailing localplan@cheshireeast.gov.uk or by telephoning 01270 685893.

For further information relating to the examination please contact the Programme Officer, Miss Kerry Trueman:

email: programmeofficer@cheshireeast.gov.uk

Telephone: 07582 310 364

Adrian Fisher
Head of Strategic and Economic Planning



Address Management
Municipal Buildings
Earle Street
Crewe, CW1 2BJ
Tel: 01270 686770
Email: addressmanagement@cheshireeast.gov.uk

Date: 30/05/2014
Case Reference Number: SNN000000153

Dear Sir / Madam,

Re: New Street Naming Proposal

As part of the Cheshire East Authority, the Director of Places and Organisational Capacity has delegated authority to approve new street names for developments in Cheshire East in consultation with the Portfolio Holder (Constitution para 16.2.3). As part of this procedure we are required to gather views of various internal and external bodies, including the Ward Councillors and Parish Council for the proposed new street names.

We have received an application to address one new street and 14 new houses off Forge Lane, Congleton.

Planning application number - 13/4450/D

Location – Off Forge Lane, Congleton

MCI Developments Limited have put forward the following suggestions:

Forge Croft Close

Forge Croft was the name of the site as shown on historical tithe maps of Congleton.

Attached is a site plan for the development.

Please could you let me have your comments by 20/06/2014. If I do not hear from you by the end of this consultation period I will assume you have no comments/objections to make.

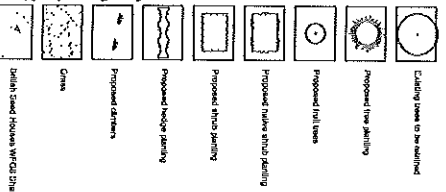
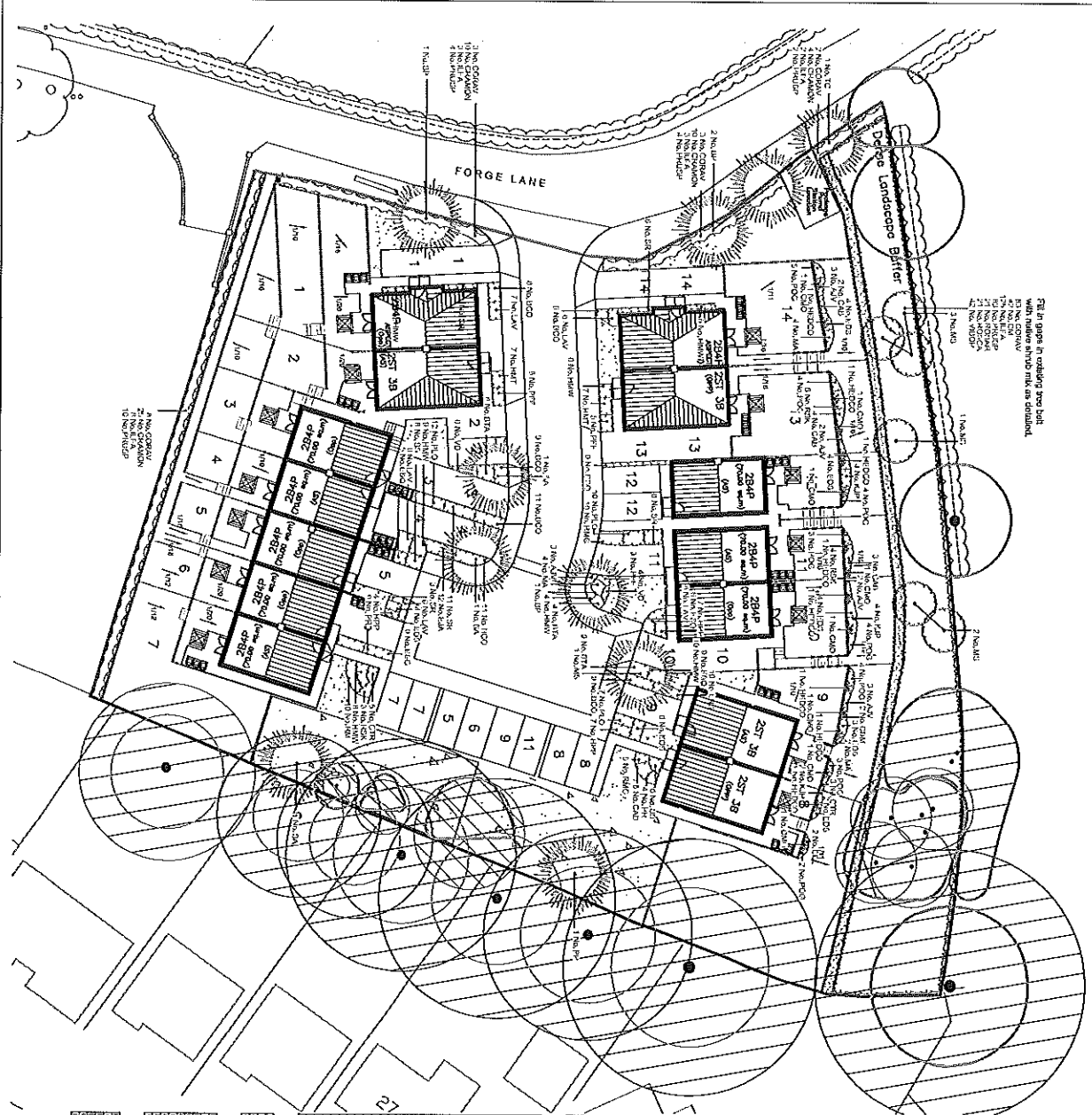
Yours sincerely

Keith Fenton

Street Naming and Numbering Officer



Typical elevation through rear garden retaining wall, plots 8-14, Scale 1:50



NOTES:
 Residents use soft as woodchip, woodchips, chip debris and burlap are available to prevent any cumulative erosion within the rainfall footfall.
 Good boundary practice that be implemented, to include use of perimeter copings and retaining and replacement of concrete boundary practice.
 Condition and drainage of any area shall be placed outside of the boundary practice. Boundary means or a retaining wall survey shall be of material trees, including those adjacent to the site, are to be protected during the construction of the site. Trees to be retained to be identified in consultation with the TDA Tree Protection Team.
 In accordance with the Ecology Assessment completed by TDA, the responsibility for the implementation of the measures identified from the site plan to be agreed during construction.
 A typical fence, shown are to be installed in accordance with the requirements and specifications set out in TDA's CDH report.

Plot No.	Area (sqm)	Volume (cu m)	Material	Notes
1	1200	1200	1 No. TIC	
2	1500	1500	2 No. COBWA	
3	1800	1800	3 No. COBWA	
4	2100	2100	4 No. COBWA	
5	2400	2400	5 No. COBWA	
6	2700	2700	6 No. COBWA	
7	3000	3000	7 No. COBWA	
8	3300	3300	8 No. COBWA	
9	3600	3600	9 No. COBWA	
10	3900	3900	10 No. COBWA	
11	4200	4200	11 No. COBWA	
12	4500	4500	12 No. COBWA	
13	4800	4800	13 No. COBWA	
14	5100	5100	14 No. COBWA	

Plot No.	Area (sqm)	Volume (cu m)	Material	Notes
1	1200	1200	1 No. TIC	
2	1500	1500	2 No. COBWA	
3	1800	1800	3 No. COBWA	
4	2100	2100	4 No. COBWA	
5	2400	2400	5 No. COBWA	
6	2700	2700	6 No. COBWA	
7	3000	3000	7 No. COBWA	
8	3300	3300	8 No. COBWA	
9	3600	3600	9 No. COBWA	
10	3900	3900	10 No. COBWA	
11	4200	4200	11 No. COBWA	
12	4500	4500	12 No. COBWA	
13	4800	4800	13 No. COBWA	
14	5100	5100	14 No. COBWA	

TERMS AND CONDITIONS

The Client hereby agrees to pay to the Contractor the sum of £450,000.00 (Four hundred and fifty thousand pounds) for the services of the Contractor as detailed in the Schedule of Rates and Conditions of Contract. The Contractor shall be responsible for the payment of all taxes and duties payable by him in connection with the performance of his obligations under this contract. The Contractor shall be responsible for the payment of all costs and expenses incurred by him in connection with the performance of his obligations under this contract. The Contractor shall be responsible for the payment of all costs and expenses incurred by him in connection with the performance of his obligations under this contract.

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Bridges Design Centre
 Landscape Architecture
 11, Great Malvern Road
 Worcester, Worcestershire
 WR1 1AA
 Tel: 01905 823330
 Email: info@bridgesdesigncentre.co.uk

Project	FORGE LANE, CONGLTON
Client	MCI DEVELOPMENTS LIMITED
Drawn by	JW
Checked by	AI
Date	1300
Scale	1:50
Drawn by	JW
Checked by	AI
Date	1300
Scale	1:50
Drawn by	JW
Checked by	AI
Date	1300
Scale	1:50