



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



25th March 2015

Dear Councillor

Planning Committee Meeting – Thursday 2nd April 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 2nd April 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.

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 12th March 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

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) Lists for week ending 13th and 20th March 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.

APP/R0660/A/14/2219069 – Land South of Holmes Chapel Road – Appeal Allowed and Planning Permission Granted for up to 70 dwellings

7. Former Mossley House, Biddulph Road, Congleton

To consider correspondence dated 12th March from Elan Homes in respect of a proposed development at Biddulph Road.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 12th MARCH 2015

PRESENT Councillor Mrs. A. M. Martin – Vice Chairman
P. Bates
G. Baxendale
R. I. Brightwell
G. R. Edwards
D. A. Parker
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors L. Barker, G. P. Hayes, Mrs. S. A. Holland, D. Murphy, G. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/28/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 19th February 2015 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/29/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 20th February 2015

15/0479C	11 Valley View, Congleton, CW12 4EN	NO OBJECTION
15/0559C	21 Malvern Close, Congleton, CW12 4PD	NO OBJECTION
15/0576C	Land Adj. Brooklands House, Padgbury Lane, Congleton	REFUSE –
Due to overintensification of the site and out of character with the surrounding area		
15/0630C	17 Walnut Rise, Congleton, CW12 4JY	NO OBJECTION
15/0722C	Moss Inn, Canal Road, Congleton, CW12 3AT	NO OBJECTION

Week ended 27th February 2015

15/0077C	Mossley School, Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
15/0505C	Land Off The Moorings, Congleton	REFUSE
Councillors P. Bates and G. Baxendale declared a "non pecuniary" interest 15/0505C as they had received correspondence on this item		
15/0750C	98 Park Lane, Congleton, CW12 3DE	NO OBJECTION
15/0778C	19 Longdown Road, Congleton, CW12 4QH	NO OBJECTION
15/0797C	2 – 4 Moody Street, Congleton, CW12 4AP	NO OBJECTION
15/0656C	9 Buxton Old Road, Congleton, CW12 2EL	NO OBJECTION
15/0689C	Black Lion Court, Congleton, CW12 1WL	NO OBJECTION
15/0728C	Tesco, Barn Road, Congleton	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

Mrs. A. M. Martin (Vice Chairman)

Planning Applications Registered Weekly List
Week ending 13th March 2015

SOUTH APPLICATIONS

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0235C	26 February 2015	Nick Hulland	Congleton West (2011)
Applicant	Ian Westwood			
Agent				
Location	2, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FR			
Proposal	To repair and increase the height of fencing around the property to 2 metres			
Comments Deadline	02 April 2015			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0719C	27 February 2015	Philippa Radia	Congleton West (2011)
Applicant	Harrisson Homes			
Agent	Steve Lamb			
Location	Land Off A34, NEWCASTLE ROAD, CONGLETON			
Proposal	Application for approval of reserved matters for 9 residential dwellings (Outline approval 13/2501C)			
Comments Deadline	08 April 2015			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0948C	09 March 2015	Nick Hulland	Congleton East
Applicant	Andrew Yates			
Agent	JAY ASHALL PARTNERSHIP			
Location	Wood Farm, WOOD LANE, CONGLETON, CW12 3PU			
Proposal	Demolition of sheds and conversion of stables to residential dwelling.			
Comments Deadline	08 April 2015			

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/0998C	02 March 2015	Robert Law	Congleton West (2011)
Applicant	Congleton High School			
Agent	JAY ASHALL PARTNERSHIP			
Location	Mountview Community Support Centre, Melton Drive, Holmes Chapel Road, Congleton, Cheshire, CW12 4YF			
Proposal	Part change of use of building from nursing home to college with retention of part of the building for use as a day care centre			
Comments Deadline	31 March 2015			

Planning Applications Registered Weekly List
Week ending 13th March 2015

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/1019C	05 March 2015	Edward Cratchley	Congleton West (2011)
Applicant	M Hanford			
Agent				
Location	Lining and Hoses Limited,, THIRD AVENUE, CONGLETON, CW12 4XJ			
Proposal	Proposed Industrial Storage Unit			
Comments Deadline	03 April 2015			

6

	App No	Registration Date	Case Officer	Ward
	15/1042C	02 March 2015	Edward Cratchley	Congleton West (2011)
Applicant	GHM Partnership			
Agent	GHM Partnership			
Location	43, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AU			
Proposal	Remove the existing shop front (previously the Nationwide Bank), and replace with a new timber framed glazed shop front as indicated on the attached elevation drawings			
Comments Deadline	09 April 2015			

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/1052C	03 March 2015	Edward Cratchley	Congleton East
Applicant	Mr W D Kirk			
Agent				
Location	Manor House, WEATHERCOCK LANE, CONGLETON, CW12 3PZ			
Proposal	Prior Notification of Householder Development: Single Storey Rear Extension extending 3.950m beyond the rear wall of the original house, maximum height of 3.5m and eaves height fo 2.7m			
Comments Deadline	01 April 2015			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/1054C	02 March 2015	Edward Cratchley	Congleton West (2011)
Applicant	Mr & Mrs P Conway			
Agent	ARCHTREND DESIGN			
Location	77, ENNERDALE DRIVE, CONGLETON, CW12 4FJ			
Proposal	First Floor Extension over Garage and Single Storey Side Extension			
Comments Deadline	31 March 2015			

Planning Applications Registered Weekly List
Week ending 13th March 2015

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/1055C	02 March 2015	Edward Cratchley	Congleton West (2011)
Applicant	Mrs S Dutton			
Agent				
Location	43, GIANTSWOOD LANE, CONGLETON, CHESHIRE, CW12 2HQ			
Proposal	Construction of New Access and Area of Hardstanding			
Comments Deadline	31 March 2015			

10

	App No	Registration Date	Case Officer	Ward
	15/1009D	02 March 2015	Robert Law	Congleton West & East (2011)
Applicant	A Oakden			
Agent	Indigo Planning Limited			
Location	Land off the Moorings, Congleton			
Proposal	Up to 40 dwellings, open space, associated landscaping, infrastructure, access and demolition of a portal shed at land off The Moorings, Congleton, Cheshire			
Comments Deadline				

11

	App No	Registration Date	Case Officer	Ward
	15/1036D	02 March 2015	Robert Law	Congleton West & East (2011)
Applicant	Seddon Homes Ltd			
Agent	Indigo Planning Limited			
Location	LAND OFF, GOLDFINCH AND KESTREL CLOSE, CONGLETON, CHESHIRE			
Proposal	Discharge of Conditions 10 & 16 on Application 12/3025C - Erection of up to 40 dwellings, open space, associated landscaping, infrastructure and access			
Comments Deadline				

Planning Applications Registered Weekly List
Week Ending 20 March 2015

SOUTH AREA

12

	App No	Registration Date	Case Officer	Ward
	15/1165C	09 March 2015	Robert Law	Congleton East
Applicant	Mrs M Harrison			
Agent	Mr A Birchall			
Location	58, PARK LANE, CONGLETON, CW12 3DD			
Proposal	Outline Application for Proposed Detached Dormer Type House 2 Storey			
Comments Deadline	15 April 2015			

13 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/1195C	19 March 2015	Nick Hulland	Congleton East
Applicant	Steven Amery			
Agent	ROBERT BERRY			
Location	CROFT VILLA, 115, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AP			
Proposal	Removal of condition 3 (materials) attached to planning permission 14/3628C. Proposed 2 storey side and rear extension			
Comments Deadline	09 April 2015			

14 *

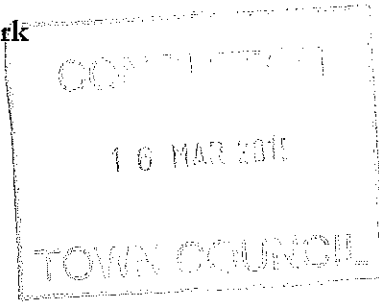
	App No	Registration Date	Case Officer	Ward
	15/1218C	13 March 2015	Edward Cratchley	Congleton West (2011)
Applicant	G BAGGOTT			
Agent	DLH Design Associates UK Ltd			
Location	10, Birch Road, Congleton, Cheshire East, CW12 4NR			
Proposal	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF REAR SINGLE STOREY EXTENSION			
Comments Deadline	07 April 2015			

15

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/1222D	13 March 2015	Edward Cratchley	Congleton West (2011)
Applicant	KeyworkerHomes(NW)LTD			
Agent				
Location	workshop, FORGE LANE, CONGLETON, CHESHIRE			
Proposal	DEMOLITION OF FOUR DWELLINGS, A COACH & HGV DEPOT BUILDING, A WORKSHOP & VARIOUS OUTBUILDINGS & CONSTRUCTION OF TWENTY DWELLINGS WITH ASSOCIATED GARAGES & CAR PARKING & ALTERATIONS TO ACCESS ROAD			
Comments Deadline	10 April 2015			

12th March 2014

FAO: Brian Hogan - Town Clerk
Congleton Town Council
Town Hall
High Street
Congleton
CW12 1BN



Dear Brian,

PROPOSAL: FULL PLANNING APPLICATION FOR THE ERECTION OF 12 NO. DWELLINGS WITH ASSOCIATED GARAGES, CAR PARKING, LANDSCAPING, MEANS OF ACCESS AND SITE INFRASTRUCTURE.

LOCATION: FORMER MOSSLEY HOUSE, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LQ

We are writing to inform you that we are in the process of preparing a full planning application for the erection of 12 no dwellings with associated garages, car parking, landscaping, means of access and site infrastructure..

The application is being submitted by Elan Homes Ltd. The principle of residential development has already been established on the site as the land benefits from planning permission for two residential care schemes.

In advance of a planning application being submitted, we are consulting the local community so that residents are aware of the draft development proposals. We have today issued letters with a copy of the proposed site layout to local residents and enclose a copy for your reference. We would welcome the Town Councils thoughts on the scheme and should you wish to respond, or alternatively set up a meeting with us, then please do not hesitate to contact me using the details below.

We point out that this is an informal consultation as agreed with Cheshire East Council and you will of course have the opportunity to make further comments to the Council as part of their formal consultation process, following the submission of our planning application.

Should you wish to receive any further information in the meantime, please do not hesitate to contact me.

Kind Regards,

Paul Darwin
Land Buyer

DD: 0151 350 1357

Email: Paul.darwin@elan-homes.co.uk

Post: Elan Homes Ltd, Oak House, Lloyd Drive, Cheshire Oaks Business Park,
CH65 9HQ.



Proposed Residential Development at the former Mossley House, Biddulph Road, Congleton

Key Points

- The principle of residential development has already been established at the site by the existing planning permissions for C2 residential accommodation with care. One comprising a 4 storey development of 52 apartments and the other for a 3 storey development of 43 apartments. The principle of the highways/access arrangements from the site onto Biddulph Road was also established by these permissions.
- The site is therefore classified as a brownfield site within a residential area on which the principle of development is established.
- Pre-application discussions have been held between Cheshire East Council and representatives of Elan Homes Ltd.
- The number of dwellings proposed in total is 12 and this will consist of 4 and 5 bed detached homes. All dwellings will have at least 2 car parking spaces.
- All dwellings to be 2 storeys in height.
- The trees along the site frontage with Biddulph Road and also those that stand around the perimeter of the site are to be retained.
- Milestones to Note:
 - Planning will be submitted in March 2015.
 - A decision is expected around June/July 2015.
 - The houses are expected to be built in around 18 months from commencement on site.

MOSSLEY HOUSE CONGLETON



Elan Homes Development Site Plan V1			
Code	Area (sqm)	Area (sqft)	Total Area (sqm)
1	1000	10764	1000
2	1000	10764	1000
3	1000	10764	1000
4	1000	10764	1000
5	1000	10764	1000
6	1000	10764	1000
7	1000	10764	1000
8	1000	10764	1000
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99	1000	10764	1000
100	1000	10764	1000

Our House, Lloyd Drive, Cheshire Oaks Business Park
Biddulph, Cheshire, ST9 4ND
Tel: 0845 401 1800 Fax: 0845 401 1800 Web: www.elan-homes.co.uk

DEVELOPMENT:
**MOSSLEY HOUSE,
BIDDULPH ROAD,
CONGLETON.**

TITLE:
PLANNING LAYOUT - COLOUR

DATE: 23.01.2015
SCALE: 1:500 @ A2
DRAWN: TA
REV: A

ISSUED FOR COMMENT

NOTES:
Do not scale from this drawing as liable to distort.

KEY

- Site Boundary.
- 1500mm high timber cladded fencing.
- 1800mm high timber cladded fencing.
- 1800mm high timber gate.
- Indicates access driveway.
- Indicates concrete flag paved patio area.
- Indicates shared private driveway.
- Service strip.
- Indicates ground modelling.
- Front / rear door position.
- Patio / French door position.
- Denotes opposite hand to working drawing.
- Existing planting to be retained.
- Indicative proposed trees and shrub planting.
- Existing planting to be removed.
- Indicative proposed turf planting.

TREES TO BE REMOVED: T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100.