



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



12th August 2015

Dear Councillor

Planning Committee Meeting – Thursday 20th August 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 20th August 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 16th July 2015 (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

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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 17th, 24th and 31st July and 7th August 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/14/2221324 and APP/R0660/A/14/2221325 – Land West of Padgbury Lane, Congleton – Appeal allowed and outline planning permission is granted for up to 120 and 150 dwellings

To: Members of the Council Press 3, Burgesses 5.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 16th JULY 2015**

PRESENT Councillor L. D. Barker - Chairman
J G Baggott
Mrs S Akers Smith
C Booth
P Broom
G R Edwards
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs. J. D. Parry

1. APOLOGIES

Apologies for absence were submitted from Councillors N. Adams, D. Allen, Mrs A L Armitt, P. Bates, R. Boston, D. T. Brown, G. P. Hayes, Mrs E. Wardlaw, G. S. Williams.

2. MINUTES

PLN/5/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 18th June 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.

4. OUTSTANDING ITEMS

There were none.

5. PLANNING APPLICATIONS

PLN/6/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 19th June 2015

15/2736T	The Rectory, 14 Chapel Street, Congleton, CW12 4AB	NO OBJECTION Subject to usual conditions
15/2702D	30 William Street, Congleton, CW12 2EY	NO OBJECTION

Week ended 26th June 2015

15/2896C	6 Boundary Lane, Congleton	NO OBJECTION
15/2899C	46 High Street, Congleton	NO OBJECTION
15/2843T	Newlands, 36 Park Lane, Congleton	NO OBJECTION Subject to usual conditions
15/2890D	Land Between 1 and 1A Wharfedale Road, Congleton	NO OBJECTION

Week ended 3rd July 2015

15/2946C	4 Eaton Bank, Congleton	NO OBJECTION
15/3070C	Siemens House, Varey Road, Congleton	NO OBJECTION

Contributions towards the delivery of the Congleton Link Road.

Contributions towards complimentary highway measures on the existing highway network.

Pedestrian and cycle links set in green infrastructure to new and existing employment, residential areas, shops, schools, health facilities the town centre.

The provision of a network of open spaces for nature conservation and recreation.

The timely provision of physical and social infrastructure to support development at this location.

The delivery of appropriate public transport links to connect with employment, housing and retail / leisure uses in the town.

To enable construction of the proposed new footpath along the full length of the road, as proposed by the developer will require the purchase of additional land. Cheshire East to ensure that appropriate conditions are in place to ensure safety of pedestrians until such time as the aforementioned land has been purchased and the footpath built at the developers cost.

15/2973C	27 The Parklands, Congleton	NO OBJECTION
15/2982C	8 Bridge Row, Congleton	NO OBJECTION
15/3002C	19 Lower Meadow Drive, Congleton	NO OBJECTION
15/2860T	5 Cedar Court, Congleton, CW12 3JP	NO OBJECTION

Subject to usual conditions

Week ended 10th July 2015

15/3039C	Threeways, Pedley Lane, Congleton	NO OBJECTION
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Councillor Holland declared a "non pecuniary" interest in application 15/3039C

6. **PLANNING APPEALS**

None to report.

L D Barker (Chairman)

Planning Applications Registered – 17th July 2015

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2841C	13 July 2015	Robert Law	Congleton East
Applicant	Mrs Jane Brereton-Ferns			
Agent				
Location	24, AYRSHIRE WAY, CONGLETON, CW12 3TN			
Proposal	Erection of Single Storey Extension to Link Existing Detached Garage to Dwelling			
Comments Deadline	12 August 2015			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3057C	10 July 2015	Edward Cratchley	Congleton West (2011)
Applicant	Mr & Mrs Goodwin			
Agent	Philip Kelsall Associates			
Location	38, LEAMINGTON ROAD, CONGLETON, CHESHIRE, CW12 4PE			
Proposal	Single storey front extension to form porch and bow window to front elevation.			
Comments Deadline	05 August 2015			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3089C	14 July 2015	Edward Cratchley	Congleton West (2011)
Applicant	Suber Akther			
Agent	Mr Terence Mattin			
Location	78 , Holmes Chapel Road, Congleton, Cheshire, CW12 4NG			
Proposal	Removal of greenhouse, carport and shed to No. 78 Holmes Chapel Rd and construction of new brick built single garage. Construction of new 3bed bungalow with integral garage.			
Comments Deadline	07 August 2015			

4 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3172C	10 July 2015	Nick Hulland	Congleton West (2011)
Applicant	Dv8 Bar Ltd			
Agent	Sammons Architectural Ltd			
Location	DV8 BAR, 6, LITTLE STREET, CONGLETON, CHESHIRE, CW12 1AR			
Proposal	Alterations to elevation to Beer Garden			
Comments Deadline	13 August 2015			

Planning Applications Registered – 17th July 2015

5 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3173C	10 July 2015	Nick Hulland	Congleton West (2011)
Applicant	DV8 Bar Ltd			
Agent	Sammons Architectural Ltd			
Location	DV8 BAR, 6, LITTLE STREET, CONGLETON, CHESHIRE, CW12 1AR			
Proposal	Listed Building Consent for alterations to elevation to Beer Garden			
Comments Deadline	13 August 2015			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3222C	14 July 2015	Edward Cratchley	Congleton East
Applicant	Mr Kevin Charnock			
Agent				
Location	Little Croft, 5, PARK BANK, CONGLETON, CHESHIRE, CW12 3DH			
Proposal	Single storey side extension			
Comments Deadline	06 August 2015			

7

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3250C	17 July 2015	Robert Law	Congleton West (2011)
Applicant	Valentino Martone			
Agent	Walker Design			
Location	DANE STREET GARAGE, DANE STREET, CONGLETON, CHESHIRE, CW12 1JX			
Proposal	Conversion of Vehicle Garage and Builders Yard to Residential Development			
Comments Deadline	12 August 2015			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3108T	07 July 2015	Anne Donkin	Congleton East
Applicant	Boyes			
Agent	Bartlett Tree Experts			
Location	3, WOLSTANHOLME CLOSE, CONGLETON, CHESHIRE, CW12 3RX			
Proposal	T1 - Ash Located at the rear of property on the boundary line, remove low limb on the South West side of the canopy (Left when viewed from the garden) back into the main stem. Crown lift the remaining lower branches to a height of 6 meters from ground level			
Comments Deadline	03 August 2015			

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3138T	08 July 2015	Anne Donkin	Congleton East
Applicant	richard tkaczyk			
Agent	branching out tree services			
Location	5, BRADBURY GARDENS, CONGLETON, CW12 3SR			
Proposal	Copper Beech (T1) - Fell due to it's size. we feel that the tree has outgrown its location and is completely dominating that part of the garden causing excessive shading and leaf /debris fall. Efforts have been made to resolve this in 2011 with a 2.5m cro			
Comments Deadline	03 August 2015			

**Planning Applications Registered Weekly List
w/e 24.07.2015**

**SOUTH AREA
10**

	App No	Registration Date	Case Officer	Ward
	15/3194C	15 July 2015	Robert Law	Congleton West (2011)
Applicant	M Dietz			
Agent	A.E. PLANNING CONSULTANTS			
Location	54, WEST STREET, CONGLETON, CW12 1JY			
Proposal	Proposed conversion of the southern wing of the former public house into three dwellings (renewal of application ref: 11/4566C allowed at appeal on the 31.07.12 - APP/R0660/A/12/2173092).			
Comments Deadline	19 August 2015			

11

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3316C	20 July 2015	Robert Law	Congleton Town West
Applicant	Aldi Stores UK Ltd			
Agent	JLL			
Location	ALDI, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB			
Proposal	Application to vary condition 6 of previous application 14/3271C (Variation of Condition 4 (opening hours) attached to planning permission 12/2084C).			
Comments Deadline	19 August 2015			

12 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3350C	22 July 2015	Edward Cratchley	Congleton West (2011)
Applicant	Mr & Mrs Imroth			
Agent	Clearview Home Improvements			
Location	20, BARNETT GROVE, CONGLETON, CW12 4WF			
Proposal	Orangery to Rear of Property			
Comments Deadline	12 August 2015			

13 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3183T	20 July 2015	Anne Donkin	Congleton East
Applicant	Mr Paul Drabble			
Agent				
Location	32, PARK LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3DG			
Proposal	Works to Blue Cedar Tree			
Comments Deadline				

14 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2795D	13 July 2015	Nick Hulland	Congleton West (2011)
Applicant	VWB Architects			
Agent				
Location	The Orchard, PADGBURY LANE, CONGLETON, CW12 4HX			
Proposal	Discharge of conditions 2,3,4,5,6,8,9,10 & 11 on 12/4194C			
Comments Deadline				

Planning Applications Registered Weekly List W/E 31/07/15

SOUTH AREA

15 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3196C	29 July 2015	Philippa Radia	Congleton West (2011)
Applicant	TSB Banking Group PLC			
Agent	ECH Design			
Location	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN			
Proposal	Access improvement works. removal of existing external steps and creation of new level access threshold. Alteration to existing entrance doors and insertion of new high level glazed windows above doors.			
Comments Deadline	27 August 2015			

16 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3420C	27 July 2015	Edward Cratchley	Congleton East
Applicant	Mr Clive Drennan			
Agent				
Location	2, ST PETERS ROAD, CONGLETON, CHESHIRE, CW12 3RE			
Proposal	Replacement of Existing Garage with Attached Tandem Garage with Bedrooms Over			
Comments Deadline	17 August 2015			

17 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3474T	29 July 2015	Anne Donkin	Congleton Town East
Applicant	Mrs Penny Graham			
Agent	Si's Garden Maintenance			
Location	31, PARK LANE, CONGLETON, CW12 3DG			
Proposal	Fell mature Pine (Spruce) situated between 31 & 33 Park Lane			
Comments Deadline				

Planning Applications Registered Weekly List
W/e 07.08.2015

SOUTH AREA

18 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3466C	04 August 2015	Robert Law	Congleton West (2011)
Applicant	Mrs Sacha Humphries			
Agent	AHR Ltd			
Location	ST MARYS R C PRIMARY SCHOOL, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT			
Proposal	Removal of 1.2m high bow top fencing to front elevation and removal of 1.2m high chain link fence to other boundaries. Removal of brick pillars and small retaining walls to front boundary. Installation of new 1.8m high palisade fence to front boundary and			
Comments Deadline	25 August 2015			

19

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3525C	05 August 2015	Robert Law	Congleton East
Applicant	Mr & Mrs Dutton			
Agent	ARCHITECTURAL DESIGN			
Location	IRLAM HOUSE, BROOKHOUSE LANE, CONGLETON, CHESHIRE, CW12 3QP			
Proposal	Proposed alterations, extensions and subdivision of Cartilage to create two separate dwellings within the existing outbuilding, with annex accommodation provide in existing stone garage/workshop building, a long with new Garages/Garage-Greenhouse to both			
Comments Deadline	03 September 2015			

20 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3532C	31 July 2015	Nick Hulland	Congleton West (2011)
Applicant	Mr & Mrs M.L. Brindley			
Agent	VWB Architects			
Location	2-4, MOODY STREET, CONGLETON, CW12 4AP			
Proposal	Enlargement of dwelling in the form of single storey extension and porch, including partial demolition comprising existing single storey rear section as amendment to planning consent ref 15/2524C			
Comments Deadline	03 September 2015			

21 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3538C	04 August 2015	Edward Cratchley	Congleton East
Applicant	Mr Phil Brown			
Agent	Sketchplan Limited			
Location	16, KENNET DRIVE, CONGLETON, CHESHIRE, CW12 3RJ			
Proposal	Extension over existing integral garage to provide en suite bathroom facility.			
Comments Deadline	26 August 2015			

22 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3557C	03 August 2015	Edward Cratchley	Congleton East
Applicant	Edward Gilman			
Agent	Mark Bullock & Company			
Location	PEDLEY HOUSE FARM, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3QD			
Proposal	Rear extension to agricultural building housing cows.			
Comments Deadline	02 September 2015			