



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



13<sup>th</sup> August 2014

Dear Councillor

## Planning Committee Meeting - Thursday 21<sup>st</sup> August 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 21<sup>st</sup> August 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 17<sup>th</sup> July 2014 (copy enclosed).



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)



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 weeks ending 18<sup>th</sup>, 25<sup>th</sup> July, 1<sup>st</sup> and 8<sup>th</sup> August 2014 (copies enclosed).

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

6. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council. The following have been received -

APP/R0660/A/14/2221324 – 13/4219C – Land West of Padgbury Lane – Outline application for up to 120 dwellings

APP/R0660/A/14/2221325 – 13/4216C – Land West of Padgbury Lane – Outline application for up to 150 dwellings

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 17<sup>th</sup> JULY 2014

**PRESENT** Councillor Mrs. A. M. Martin (Vice Chairman – In the Chair)  
Mrs. D. S. Allen  
G. Baxendale  
R. I. Brightwell  
D. T. Brown  
J. S. Crowther  
G. R. Edwards  
Mrs. S. A. Holland  
D. Murphy  
D. A. Parker  
Mrs. J. D. Parry  
N. T. Price

1. **APOLOGIES**

Apologies for absence were submitted from Councillors L. D. Barker, P. Bates, Ms. L. Bours, G. P. Hayes, Mrs. E. Wardlaw, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/6/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 19<sup>th</sup> June 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.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/7/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

**Week ended 20<sup>th</sup> June 2014**

14/2737C	12 High Street, Congleton, CW12 1BL	<b>NO OBJECTION</b>
	<b>Subject to Planning Officers imposing conditions to ensure that there is sufficient soundproofing and the living accommodation is sympathetically modernised.</b>	
14/2738C	12 High Street, Congleton, CW12 1BL	<b>NO OBJECTION</b>
	<b>Subject to Planning Officers imposing conditions to ensure that there is sufficient soundproofing and the living accommodation is sympathetically modernised.</b>	
14/2803C	Unit 2, 34 Mill Street, Congleton, CW12 1AD	<b>NO COMMENT</b>
14/2859C	44 Leek Road, Congleton, CW12 3HU	<b>NO OBJECTION</b>

### Week ended 27<sup>th</sup> June 2014

14/2751C	Land accessed from Silk Street, Congleton, CW12 4DH	NO OBJECTION
14/2809C	Tall Ash Cottage, 93 Buxton Road, Congleton, CW12 2DY	NO OBJECTION
<b>Subject to Highways checking the access and layout of the turning circle</b>		
14/2919C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
14/2921C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
14/2985C	22 Southlands Road, Congleton, CW12 3JY	NO OBJECTION
14/2808T	Amenity Lane, Antrobus Street, Congleton	NO OBJECTION
		subject to usual conditions
14/2947T	17 Longdown Road, Congleton, CW12 4QH	NO DECISION -
<b>Cheshire East Officer to note that the land is owned by the RSPB</b>		

### Week ended 4<sup>th</sup> July 2014

14/2905C	Land adj. Hillside Barn, Congleton Edge Road, Congleton	NO OBJECTION
14/2925C	35 Hawthorne Close, Congleton, CW12 4UF	NO OBJECTION
Councillor Crowther declared a "non pecuniary" interest in application 14/2925C		
14/2958C	30 Cross Lane, Congleton, CW12 3JX	NO COMMENT
All Councillors declared a "non pecuniary" interest in application 14/2958C as the applicant is a member of the Town Council		
Councillor Holland declared a "pecuniary" interest in application 14/2958C, left the room and did not vote		
14/2982C	Land Off Goldfinch Close, Congleton	<b>REFUSE - due to</b>
<b>lack of clarity regarding the condition and insufficient information</b>		
14/3020C	15 Greenacres Road, Congleton, CW12 4LS	NO OBJECTION
14/3033C	Wood Farm, Wood Lane, Congleton, CW12 3PX	NO COMMENT

### Week ended 11<sup>th</sup> July 2014

14/2794C	38 Somerset Close, Congleton, CW12 1SE	NO OBJECTION
Councillor Baxendale declared a "non pecuniary" interest in application 14/2794C		
14/3093C	9 Priestly Fields, Congleton, CW12 4AQ	NO OBJECTION
14/3103C	Land Between 1 & 1A Wharfedale Road, Congleton	NO OBJECTION
14/3108C	7 Foster Road, Congleton, CW12 2BN	NO OBJECTION
14/3113C	45 – 47 High Street, Congleton, CW12 1AU	NO OBJECTION
<b>subject to the air conditioning unit not being on the front of the property</b>		
14/3118C	45 – 47 High Street, Congleton, CW12 1AU	NO OBJECTION
14/3123C	John Morley Ltd, Morley Drive, Congleton, CW12 1AU	NO OBJECTION
14/3203C	The Railway Hotel, 4 Biddulph Road, Congleton, CW12 3JS	NO OBJECTION

### Additional Item

14/3313C	7 Nursery Lane, Congleton, CW12 3EX	NO OBJECTION
Councillor Parker declared a "non pecuniary" interest in application 14/3313C		

## 6. PLANNING APPEALS

None to report

## 7. UPGRADE PUBLIC FOOTPATH

Correspondence from Cheshire East dated 17<sup>th</sup> June in respect of footpath number 71 and 11 – Astbury Street to Banky Fields was received.

8. **NEW STREET NAME PROPOSAL**

Information from Cheshire East Council dated 26<sup>th</sup> June 2014 was considered and it was

PLN/8/1415 RESOLVED – that a request be made to Cheshire East to name the new street **Wood View Row**.

Mrs. A. M. Martin (Vice Chairman)

**Planning Applications Registered Weekly List**  
**W/end date 18<sup>th</sup> July 2014**

**SOUTH AREA**

**1 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3098C</b>	7/14/2014	Adam Barnes	Congleton East
<b>Applicant</b>	Mr Andrew Makin			
<b>Agent</b>				
<b>Location</b>	10, RUSSELL CLOSE, CONGLETON, CHESHIRE, CW12 3UD			
<b>Proposal</b>	The construction of an open oak porch over the main front door entrance			
<b>Comments Deadline</b>	8/8/2014			

**2 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3140C</b>	7/7/2014	Robert Law	Congleton West (2011)
<b>Applicant</b>	Readesmoor Medical Centre			
<b>Agent</b>	Eady Signs LTD			
<b>Location</b>	29, 29A, 31 WEST STREET, CONGLETON, CHESHIRE, CW12 1JP			
<b>Proposal</b>	Advertisement for External Signage			
<b>Comments Deadline</b>	8/4/2014			

**3 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3257C</b>	7/11/2014	Adam Barnes	Congleton East
<b>Applicant</b>	Allison Cann			
<b>Agent</b>	ARCHTREND DESIGN			
<b>Location</b>	6, LUNE CLOSE, CONGLETON, CW12 3RY			
<b>Proposal</b>	Prior approval of rear extension to form garden room extending 4m beyond the rear wall, maximum height of 3.95m and eaves height of 2.4m			
<b>Comments Deadline</b>	8/4/2014			

**4 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3291C</b>	7/9/2014	Robert Law	Congleton East
<b>Applicant</b>	Mr Peter Robinson			
<b>Agent</b>				
<b>Location</b>	29, TRINITY PLACE, CONGLETON, CW12 3JB			
<b>Proposal</b>	Single storey side and rear extension			
<b>Comments Deadline</b>	8/5/2014			

**Planning Applications Registered Weekly List**  
**W/ end date 18<sup>th</sup> July 2014**

**5 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	14/3322T	7/15/2014	Anne Donkin	Congleton West (2011)
<b>Applicant</b>	Mr Steven Clarke			
<b>Agent</b>				
<b>Location</b>	37, MELTON DRIVE, CONGLETON, CW12 4YF			
<b>Proposal</b>	Works to Oak Tree - reduce by 25% and crown lift			
<b>Comments Deadline</b>				

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**6 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	14/3092D	7/11/2014	Susie Bishop	Congleton Town East
<b>Applicant</b>	MR MATT DAWSON			
<b>Agent</b>				
<b>Location</b>	37, CROSS LANE, CONGLETON, CW12 3JX			
<b>Proposal</b>	Discharge of condition 3 (roofing materials) attached to planning permission 14/0599C			
<b>Comments Deadline</b>	8/4/2014			

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**7 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	14/3274D	7/9/2014	Emma Williams	Congleton East
<b>Applicant</b>	Bill & Ben Skip Hire			
<b>Agent</b>	AC Environmental Consulting Ltd			
<b>Location</b>	BILL & BEN RECYCLING CENTRE, BRUNSWICK WHARF, BROOK STREET, CONGLETON CW12 1RG			
<b>Proposal</b>	Discharge of condition 14 (fencing) and 24 (trees/hedges) attached to planning permission 13/4097W. Change of Drawing 02 Revision B to Drawing 02 Revision D, to allow changes to site layout, specifically the construction of 3 no additional concrete walled			
<b>Comments Deadline</b>	8/5/2014			

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Planning Applications Registered Weekly List  
Week ending 25 July 2014

## SOUTH AREA

8 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3276C	7/16/2014	Adam Barnes	Congleton East
Applicant	Cheshire County Properties			
Agent	Knights			
Location	EDWARDS MILL, HATTER STREET, CONGLETON, CW12 1QQ			
Proposal	Variation of condition 2 (plans) attached to planning permission 13/3410C. Change of use of ground floor of existing mill to form 4no. residential apartments			
Comments Deadline	8/27/2014			

9 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3289C	7/16/2014	Adam Barnes	Congleton East
Applicant	Cheshire County Properties			
Agent	Knights			
Location	EDWARDS MILL, HATTER STREET, CONGLETON, CW12 1QQ			
Proposal	Variation of condition 2 (drawings) attached to planning permission 11/2397C. Conversion of existing mill to form 4 no. commercial units for B1 and B8 uses at ground floor and 6 no. residential apartments at first and second floor			
Comments Deadline	8/27/2014			

10 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3451C	7/22/2014	Nick Hulland	Congleton West (2011)
Applicant	Mr Philip Creed			
Agent	Robert Perry			
Location	71, ROOD HILL, CONGLETON, CW12 1NH			
Proposal	Formation of new vehicular access and parking area			
Comments Deadline	8/13/2014			

11 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3490T	7/21/2014	Anne Donkin	Congleton East
Applicant	Derek Larkin			
Agent				
Location	16, CHAFFINCH CLOSE, CONGLETON, CHESHIRE, CW12 3FE			
Proposal	Oak tree - 25% reduction in the canopy. This 25% reduction in the canopy will aid its healthiness, its longevity, and harmony with the local community A 25% reduction in the canopy will allow more light to reach the center of the tree and hopefully attr			
Comments Deadline	8/14/2014			



Planning Applications Registered Weekly List  
Weekly Ending 1<sup>st</sup> August 2014

## SOUTH APPLICATIONS

### 12

	App No	Registration Date	Case Officer	Ward
24.09.14 - Southern Planning Committee	14/3028C	21 July 2014	Philippa Cockroft	Congleton East
<b>Applicant</b>	J A Hudson & Son			
<b>Agent</b>	Rostons			
<b>Location</b>	Tall Ash Farm, Buxton Road, Congleton, Cheshire, CW12 2DY			
<b>Proposal</b>	Agricultural livestock & storage shed			
<b>Comments Deadline</b>	28 August 2014			

### 13 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3507C	23 July 2014	Adam Barnes	Congleton East
<b>Applicant</b>	Miss Tracey Redmond			
<b>Agent</b>				
<b>Location</b>	14, THE PARKLANDS, CONGLETON, CW12 3DS			
<b>Proposal</b>	Attached Garage			
<b>Comments Deadline</b>	20 August 2014			

### 14

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3514C	25 July 2014	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	Enterprise Rent-A-Car UK Ltd			
<b>Agent</b>	Paul Williams			
<b>Location</b>	MARTONE MOTORS, BANKS HOUSE, MARKET STREET, CONGLETON, CHESHIRE, CW12 1BP			
<b>Proposal</b>	Change of Use of part of site to Vehicle Hire			
<b>Comments Deadline</b>	27 August 2014			

### 15 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3600C	29 July 2014	Nick Hulland	Congleton East
<b>Applicant</b>	MR D SAYER			
<b>Agent</b>	DLH Design Associates UK Ltd			
<b>Location</b>	28A, Astbury Lane Ends, Congleton, Cheshire, CW12 3AY			
<b>Proposal</b>	DETACHED GARAGE AND EXTENSION OF VEHICULAR ACCESS ONTO ASTBURY LANE ENDS			
<b>Comments Deadline</b>	20 August 2014			

### 16 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3621C	29 July 2014	Adam Barnes	Congleton East
<b>Applicant</b>	Mr C Chambers			
<b>Agent</b>	STRATA GROUP LTD			
<b>Location</b>	57, BATH VALE, CONGLETON, CW12 2HF			
<b>Proposal</b>	Prior Approval of a rear conservatory extending 4.5m beyond the rear wall, maximum height of 3.5m and eaves height of 2.5m			
<b>Comments Deadline</b>	21 August 2014			

**Planning Applications Registered Weekly List  
Weekly Ending 1<sup>st</sup> August 2014**

**17 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3628C</b>	28 July 2014	Nick Hulland	Congleton East
<b>Applicant</b>	Mr Steven Amery			
<b>Agent</b>	ROBERT BERRY			
<b>Location</b>	CROFT VILLA, 115, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AP			
<b>Proposal</b>	Proposed 2 storey side and rear extension			
<b>Comments Deadline</b>	22 August 2014			

**18 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3249D</b>	23 July 2014	Adam Barnes	Congleton East
<b>Applicant</b>	Cheshire County Properties			
<b>Agent</b>	Knights			
<b>Location</b>	EDWARDS MILL, HATTER STREET, CONGLETON, CW12 1QQ			
<b>Proposal</b>	Discharge of conditions 3 (samples of external materials), 6 (Phase 1 ground investigation report), 7 (proposed site layout), 9 (cycle facilities) and 10 (details of bin storage) attached to planning permission 11/2397C. Conversion of existing mill to for			
<b>Comments Deadline</b>	19 August 2014			

**19 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3510T</b>	23 July 2014	Anne Donkin	Congleton East
<b>Applicant</b>	Mark Taylor			
<b>Agent</b>	Taylor			
<b>Location</b>	HOLY TRINITY CHURCH, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LZ			
<b>Proposal</b>	T1 Quercus Rubra (Red Oak) - prune away from flag pole and remove stubs and sucker growth left. T2 - Boundary Taxus Baccata (Yew) - remove epicormic growth at base and raise to give better clearance of footpath. T3 (IlexAquifolium (Holly) - fell to ground			
<b>Comments Deadline</b>	18 August 2014			

**20 \* - FOR INFORMATION – BRERETON RURAL**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3515C</b>	23 July 2014	Adam Barnes	Brereton Rural
<b>Applicant</b>	Mr Alan Phillips			
<b>Agent</b>				
<b>Location</b>	36, BLACK FIRS LANE, SOMERFORD, CONGLETON, CW12 4QQ			
<b>Proposal</b>	Outline Application for 2 No 2.5 storey detached houses.			
<b>Comments Deadline</b>	27 August 2014			

## SOUTH APPLICATIONS

### 21

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3635C</b>	04 August 2014	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	Tesco Stores Ltd			
<b>Agent</b>	HLN Architects Ltd			
<b>Location</b>	TESCO, CLAYTON BYPASS, CONGLETON, CW12 1LR			
<b>Proposal</b>	4 no. non illuminated banner signs			
<b>Comments Deadline</b>	25 August 2014			

### 22

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3654C</b>	04 August 2014	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	Chris Bell			
<b>Agent</b>				
<b>Location</b>	LAND ADJ 9B, FOL HOLLOW, ASTBURY, CW12 4HT			
<b>Proposal</b>	Proposed one bedroom detached dwelling, including the removal of an existing double 'concrete panelled' garage			
<b>Comments Deadline</b>	04 September 2014			

### 23 \*

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3670C</b>	30 July 2014	Nick Hulland	Congleton East
<b>Applicant</b>	Mr Steven Radford			
<b>Agent</b>				
<b>Location</b>	25, SEMPER CLOSE, CONGLETON, CW12 2BJ			
<b>Proposal</b>	Replace flat roof with pitched roof over side extension			
<b>Comments Deadline</b>	25 August 2014			

### 24

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3681C</b>	31 July 2014	Robert Law	Congleton West (2011)
<b>Applicant</b>	Card Factory			
<b>Agent</b>	Philippa McMullan			
<b>Location</b>	58, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BA			
<b>Proposal</b>	New shop front			
<b>Comments Deadline</b>	04 September 2014			

**Planning Applications Registered Weekly List  
Week Ending 8<sup>th</sup> August 2014**

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**25**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3682C</b>	31 July 2014	Robert Law	Congleton West (2011)
<b>Applicant</b>	Card Factory			
<b>Agent</b>	Philippa McMullan			
<b>Location</b>	58, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BA			
<b>Proposal</b>	New fascia and projecting signage			
<b>Comments Deadline</b>	27 August 2014			

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**26**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/3798C</b>	06 August 2014	Robert Law	Congleton East
<b>Applicant</b>	Mr Chris Johnson			
<b>Agent</b>	David Holmes Planning			
<b>Location</b>	Boundary Villa Farm, 4, BOUNDARY LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3HZ			
<b>Proposal</b>	Change of use from Agricultural ( sui generis ) to garden land ( C3)			
<b>Comments Deadline</b>	03 September 2014			

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