



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



16<sup>th</sup> September 2015

Dear Councillor

## Planning Committee Meeting – Thursday 24<sup>th</sup> September 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 24<sup>th</sup> September 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 20<sup>th</sup> August 2015 (copy enclosed).



Congleton  
**beartown**  
*where friends are made*

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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 21<sup>st</sup>, 28<sup>th</sup> August and 4<sup>th</sup> and 11<sup>th</sup> September 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: All Members of the Council Press 3, Burgesses 5.

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 20<sup>th</sup> AUGUST 2015

**PRESENT** Councillor Mrs E Wardlaw – Town Mayor – In the Chair  
Mrs S Akers Smith  
Mrs A Armitt  
J G Baggott  
P Bates  
C Booth  
P Broom  
D T Brown  
G R Edwards  
G P Hayes  
Mrs S A Holland  
Mrs A M Martin – arrived at 7.10 p.m.  
Mrs A E Morrison  
Mrs J D Parry

#### 1. **APOLOGIES**

Apologies for absence were submitted from Councillors N. Adams, D. S. Allen, L. D. Barker, H. Richards, G. S. Williams.

#### 2. **MINUTES**

PLN/7/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 16<sup>th</sup> July 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 D. T. Brown declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee.  
Councillor Brown did not vote on any items.

Councillor G. P. Hayes declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Northern Planning Committee.  
Councillor Hayes did not vote on any items

Councillors Bates and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council and did not vote.

#### 4. **OUTSTANDING ITEMS**

There were none.

## 5. PLANNING APPLICATIONS

PLN/8/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

### Week ended 17<sup>th</sup> July 2015

15/2841C	24 Ayrshire Way, Congleton, CW12 3TN	NO OBJECTION
15/3057C	38 Leamington Road, Congleton, CW12 4PE	NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 15/3057C		
15/3089C	78 Holmes Chapel Road, Congleton, CW12 4NG	REFUSE – due to comments from United Utilities regarding building over the sewer on the plot.
15/3172C	DV8 6 Little Street, Congleton, CW12 1AR	NO OBJECTION
Councillors Broome and Hayes declared a "non pecuniary" interest in application 15/3172C		
15/3173C	DV8 6 Little Street, Congleton, CW12 1AR	NO OBJECTION
Councillors Broome and Hayes declared a "non pecuniary" interest in application 15/3173C		
15/3222C	Little Croft, 5 Park Bank, Congleton, CW12 3DH	NO OBJECTION
15/3250C	Dane Street Garage, Dane Street, Congleton, CW12 1JX	NO OBJECTION
15/3108T	3 Wolstanhome Close, Congleton, CW12 3RX	NO OBJECTION
Subject to usual conditions		
Councillor Hayes declared a "non pecuniary" interest in application 15/3108T		
15/3138T	5 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
Subject to usual conditions		

### Week ended 24<sup>th</sup> July 2015

15/3194C	54 West Street, Congleton, CW12 1JY	NO OBJECTION
Subject to Planning Officers ensuring that windows at the rear of the dwelling do not overlook adjoining properties		
Councillor Bates declared a "non pecuniary" interest in application 15/3194C		
15/3316C	Aldi, West Heath, Congleton, CW12 4NB	NO OBJECTION
Subject to Planning Officers ensuring that the Sunday trading hours comply with legislation		
15/3350C	20 Barnett Grove, Congleton, CW12 4WF	NO OBJECTION
15/3183T	32 Park Lane, Congleton, CW12 3DG	NO OBJECTION
Subject to usual conditions		
15/2795D	The Orchard, Padgbury Lane, Congleton, CW12 4HX	NO OBJECTION
Subject to usual conditions		

### Week ended 31<sup>st</sup> July 2015

15/3196C	13 High Street, Congleton, CW12 1BN	NO OBJECTION
Councillor Booth declared a "non pecuniary" interest in application 15/3196C		
15/3420C	2 St. Peter's Road, Congleton, CW12 3RE	NO OBJECTION
15/3474T	31, Park Lane, Congleton, CW12 3DG	NO OBJECTION
Subject to usual conditions		

### Week ended 7<sup>th</sup> August 2015

15/3466C	St Mary's School, Belgrave Avenue, Congleton	NO OBJECTION
15/3525C	Irlam House, Brookhouse Lane, Congleton, CW12 3QP	NO OBJECTION
Subject to rules for building in the green belt are complied with		
15/3532C	2 – 4 Moody Street, Congleton, CW12 4AP	NO OBJECTION
15/3538C	16 Kennet Drive, Congleton, CW12 3RJ	NO OBJECTION
15/3557C	Pedley House Farm, Pedley Lane, Congleton, CW12 3QD	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 15/3557C		

**Week ended 14<sup>th</sup> August 2015**

15/3431C	39 Cross Lane, Congleton, CW12 3JX	NO OBJECTION
15/3574C	18 Lawton Street, Congleton, CW12 1RP	NO OBJECTION
Councillor Broome and Hayes declared a "non pecuniary" interest in application 15/3574C		
15/3586C	Land Off Spring Street, Congleton, CW12	NO OBJECTION
Subject to Planning Officers checking that there are sufficient parking spaces and appropriate landscaping is provided		
15/3593C	5 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
15/3600C	Hightown Corn Mills, Biddulph Road, Congleton	NO OBJECTION
15/3634C	4 Lower Heath, Congleton, CW12 1NJ	NO COMMENT
Councillor Martin declared a "non pecuniary" interest in application 15/3634C		
15/3664C	Field No. 5227, East of Tunstall Road, Congleton	NO OBJECTION

**Additional Item**

15/3227C      The Spinney, Middle Lane, Congleton      REFUSE – due to  
insufficient reasons to remove the agricultural restriction  
Councillor Bates declared a "non pecuniary" interest in application 15/3227C

**6.      PLANNING APPEALS**

The following appeal was noted –

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

Councillors discussed concerns regarding traffic congestion due to the large volume of new dwellings. These concerns to be expressed to Cheshire East Highways because of the poor quality of evidence submitted to the appeal on traffic information. It was agreed that Councillor Brown would invite a Cheshire East Highways Officer to a Town Council meeting to discuss the issues.

Mrs E Wardlaw (Town Mayor – In the Chair)

**Planning Applications Registered Weekly List  
W/e 21.8.15**

**SOUTH AREA**

**1 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3735C</b>	14 August 2015	Nick Hulland	Congleton East
<b>Applicant</b>	Mr & Mrs Richards			
<b>Agent</b>	ARCHTREND DESIGN			
<b>Location</b>	54, HENSHALL HALL DRIVE, CONGLETON, CW12 3TY			
<b>Proposal</b>	Rear kitchen extension and new roof to existing conservatory			
<b>Comments Deadline</b>	07 September 2015			

**2**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3775C</b>	18 August 2015	Philippa Radia	Congleton West (2011)
<b>Applicant</b>	Mr Jarl Pearson			
<b>Agent</b>	GDA Design Associates Ltd			
<b>Location</b>	LAND ADJACENT TO HIGHLAND VIEW, CANAL STREET, CONGLETON			
<b>Proposal</b>	Construction of two detached dwellings			
<b>Comments Deadline</b>	16 September 2015			

**3 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3750D</b>	17 August 2015	Robert Law	Congleton East
<b>Applicant</b>	Humphries Builders Ltd			
<b>Agent</b>	VWB Architects			
<b>Location</b>	Moss Inn, CANAL ROAD, CONGLETON, CW12 3AT			
<b>Proposal</b>	Discharge of conditions 4,5,6,7,9,10,11,12 and 15 on permission 15/0722C ; 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>				

**Planning Applications Registered Weekly List  
w/e 28 August 2015**

**SOUTH AREA**

**4**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3850C</b>	21 August 2015	Philippa Radia	Congleton West (2011)
<b>Applicant</b>	YU DEVELOPMENTS			
<b>Agent</b>	dep architects			
<b>Location</b>	Grove Inn, MANCHESTER ROAD, CONGLETON, CW12 1NP			
<b>Proposal</b>	CONVERSION OF EXISTING PUBLIC HOUSE AND EXTENSIONS AND ADDITIONS TO FORM NEW RETAIL PREMISES AND FIRST FLOOR OFFICES.			
<b>Comments Deadline</b>	23 September 2015			

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**5 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3776T</b>	17 August 2015	Anne Donkin	Congleton East
<b>Applicant</b>	Mrs Longhurst			
<b>Agent</b>	Bartlett Tree Experts			
<b>Location</b>	2, WOBURN DRIVE, CONGLETON, CW12 3SS			
<b>Proposal</b>	Works to Copper Beech Tree			
<b>Comments Deadline</b>				

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**Planning Applications Registered Weekly List**  
**W/e 04.09.15**

**SOUTH AREA**

**6 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/4004C</b>	01 September 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	M Welsted			
<b>Agent</b>	Building Design Planning Csltny			
<b>Location</b>	87, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU			
<b>Proposal</b>	Demolition of existing and erection of new single storey front and rear extensions			
<b>Comments Deadline</b>	25 September 2015			

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**Planning Applications Registered Weekly List  
W/e 11.09.15**

**SOUTH AREA**

**7**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3118C</b>	10 September 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Mr Tony Eckert			
<b>Agent</b>				
<b>Location</b>	Lamberts Lane Stables, Lamberts Lane, Congleton			
<b>Proposal</b>	Menage area, concrete yard and hardstanding, WC and septic tank			
<b>Comments Deadline</b>	07 October 2015			

**8 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3633C</b>	07 September 2015	Robert Law	Congleton West (2011)
<b>Applicant</b>	Keyworker Homes NW			
<b>Agent</b>	Mr Paul Anderton			
<b>Location</b>	Land Adjacent the Pump House, Forge Lane, Congleton, Cheshire East, CW12 4HF			
<b>Proposal</b>	Reserved Matters application following approved outline 13/3698C - Outline Application for residential development comprising up to five dwellings and associated works			
<b>Comments Deadline</b>	07 October 2015			

**9**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3945C</b>	02 September 2015	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Carol Briggs			
<b>Agent</b>	VWB Architects			
<b>Location</b>	THE ARTS EXCHANGE, 8-10, MILL GREEN, CONGLETON, CW12 1JG			
<b>Proposal</b>	Replacement of two storey offices with 3no. three storey town houses on existing footprint with gardens on vacant land to rear.			
<b>Comments Deadline</b>	07 October 2015			

**10 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/4069C</b>	04 September 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Marks and Spencer			
<b>Agent</b>	WDR & RT Taggart			
<b>Location</b>	UNIT A1, CONGLETON RETAIL PARK, BARN ROAD, CONGLETON, CW12 1LJ			
<b>Proposal</b>	Advertisement consent for one fascia sign and 3 other signs			
<b>Comments Deadline</b>	30 September 2015			

**Planning Applications Registered Weekly List**  
**W/e 11.09.15**

**11 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/4151C</b>	09 September 2015	Robert Law	Congleton Town West
<b>Applicant</b>	Mr R Moss			
<b>Agent</b>	Forefront Development Consulting			
<b>Location</b>	BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CW12 4LP			
<b>Proposal</b>	Non material amendment relating to 15/0576C - 2 detached dwellings and a pair of semi detached housing addressing Padgbury Lane.			
<b>Comments Deadline</b>	11 September 2015			

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