



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



20th November 2013

Dear Councillor

Planning Committee Meeting - Thursday 28th November 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 28th November 2013** 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.

Please note that there will be a meeting of the Finance and Policy Committee after this meeting, commencing at 7.45 pm

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 14th November 2013 (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) List for week ending 15th November 2013 (copy enclosed).

ii) List for subsequent week will be circulated at the meeting when received.

6. Planning Appeals

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

7. Highways Issues

To consider consultations received on highways matters which may be received before the meeting.

8. Planning Application Number 12/1433C – St John's Vicarage, Buxton Road Consultation - Road Name

To consider correspondence from Cheshire East suggesting that the new road name be **Vicarage Avenue** (copy enclosed).

9. Public Consultation – 75 Dwellings off Holmes Chapel Road

To note that there is a consultation to develop 75 dwellings to the south west of Holmes Chapel Road (copy information enclosed).

10. Local Plan

To consider a proposal to make a recommendation to Cheshire East Borough Council to amend Town Boundaries (copy information enclosed).

11. Any Other Business

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 14th NOVEMBER 2013

PRESENT Councillor L. D. Barker (Chairman)
D. S. Allen
P. Bates
G. Baxendale
R. I. Brightwell
D. T. Brown
G. R. Edwards
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours and G. S. Williams.

2. **PUBLIC REALM STRATEGY**

PLN/19/1314 RESOLVED: That on future planning applications the Town Clerk has the discretion to add contributions to be sought to the Public Realm Strategy.

3. **MINUTES**

PLN/20/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 17th October 2013 be approved and signed by the Chairman as a correct record.

4. **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.

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.

5. **OUTSTANDING ITEMS**

There were none.

6. PLANNING APPLICATIONS

PLN/21/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 18th October 2013

13/4279C	Unit C West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
13/4294C	Brackenwood, Canal Road, Congleton, CW12 3AT	NO OBJECTION
13/4343C	33 Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
Councillor D. Murphy declared a "non pecuniary" interest in application 13/4343C		
13/4337T	L Thompson Optometrist, 5 West Street, Congleton	NO OBJECTION
		Subject to usual conditions
13/4350T	25 Pavilion Way, Congleton, CW12 4EW	NO OBJECTION
		Subject to usual conditions
13/4341D	42 Parson Street, Congleton, CW12 4ED	NO OBJECTION

Week ended 25th October 2013

13/4319C	4 Lower Heath, Congleton, CW12 3AT	NO OBJECTION
Councillor Mrs. A. Martin declared a "non pecuniary" interest in application 13/4319C		
13/4345C	Moss Inn, Canal Road, Congleton, CW12 3AT	NO OBJECTION
Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 13/4345C		
13/4364C	Land at Dingenook, Peover Lane, Congleton, CW12 3QH	NO COMMENT
13/4438C	30 Cross Lane, Congleton, CW12 3JX	NO COMMENT

due to the applicant being a member of Congleton Town Council

All Councillors declared "non pecuniary" interests in application 13/4438C

Councillor Mrs. S. A. Holland declared a "pecuniary" interest in application 13/4438C and left the room.

13/4439C	Land adj. 32 West Street, Congleton, CW12 1JR	NO OBJECTION
Councillors Bates, Barker, Murphy, Holland and Parker declared "non pecuniary" interests in application 13/4439C		

13/4440C	Former Waggon and Horses, West Road, Congleton	REJECTED due to excessive signage.
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13/4437T	67 Park Lane, Congleton, CW12 3DD	NO OBJECTION
		Subject to usual conditions

13/4460T	40 Melton Drive, Congleton, CW12 4YF	NO COMMENT –
Refer to the Cheshire East Tree Preservation Officer		

13/4413D	Tan House Farm, Weathercock Lane, Congleton	NO OBJECTION
13/4414D	Tan House Farm, Weathercock Lane, Congleton	NO OBJECTION
13/4446D	Eaton Bank Academy, Jackson Road, Congleton	NO OBJECTION
Councillor G. P. Hayes declared a "non pecuniary" interest in application 13/4446D		

Week ended 1st November 2013

13/3794C The Studio, 33 West Street, Congleton, CW12 1JN NO OBJECTION
Councillor P. Bates declared a "non pecuniary" interest in application 13/3794C

13/4271C 1A Mill Street, Congleton, CW12 1AB NO OBJECTION

13/4526C Meridan House, Roe Street, Congleton, CW12 1PS NO OBJECTION

Councillors Bates and Hayes declared "pecuniary" interests in application 13/4526C,
left the room and did not vote

Councillor Parker declared a "non pecuniary" interest in application 13/4526C

13/4525T 1 – 12 Trinity Court, Hulton Close, Congleton, CW12 3TF NO OBJECTION
Subject to usual conditions

13/4450D Land Off Forge Lane, Congleton, CW12 4HF NO OBJECTION

13/4507D Loachbrook Farm, Sandbach Road, Congleton, CW12 NO OBJECTION

13/4514D Loachbrook Farm, Sandbach Road, Congleton, CW12 NO OBJECTION

Week ended 8th November 2013

13/4377C 116 Leek Road, Congleton, CW12 3HX NO OBJECTION

13/4527C Tesco Stores Ltd., Clayton By Pass, Congleton NO OBJECTION

Subject to conditions to ensure drainage is improved as the area is subject to flooding

13/4528C Tesco Stores Ltd., Clayton By Pass, Congleton NO OBJECTION

13/4552T 23 Park Lane, Congleton, CW12 3DG NO OBJECTION

Subject to usual conditions

Applications previously considered – The Mooring and Goldfinch Close and Land Off Padgbury Lane

It was agreed that Councillor Paul Bates will be the Town Council's representative when these applications, and other large applications, are discussed by Cheshire East and any subsequent appeals.

7. PLANNING APPEALS

None to report.

8. HIGHWAYS ISSUES

Concerns were expressed at the slow progress of works in Market Street and on the A54 past Buglawton. The Town Clerk will contact Cheshire East to request a copy of the conditions Contractors operate to.

9. LOCAL PLAN

Information received from Councillor David T. Brown in respect of the Local Plan was received. The Consultation Documents will be available on line and a printed version will be held by the Town Clerk for members to view.

10. PLANNING DEBATE IN THE HOUSE OF COMMONS

Information received from Fiona Bruce M.P. was received.

11. **RESIDENTS PLANNING OBJECTIONS**

It was noted that the Town Council had received various correspondence from residents concerning a number of planning applications.

12. **ANY OTHER BUSINESS**

It was noted that revised information regarding the environmental statement in respect of application 13/2746C – Blackfirs Lane – had been received.

Some concern was expressed at the closed meeting to be held by Cheshire East Strategic Planning Board concerning recent planning applications.

L. D. Barker (Chairman)

Planning Applications Registered Weekly List W/E 15/11/13

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4684C	04 November 2013	Robert Law	Congleton West (2011)
Applicant	Morris Homes North Ltd			
Agent				
Location	LAND OFF BROOK STREET AND BRIDGE ROW, CONGLETON, CHESHIRE			
Proposal	Non Material Amendment to 12/0410C (Residential Development for 54no. dwellings) for amendments to elevations/fenestration			
Comments Deadline	15 November 2013			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4650T	02 November 2013	Anne Donkin	Congleton West (2011)
Applicant	Jonathan Imroth			
Agent				
Location	14, CUMBERLAND ROAD, CONGLETON, CHESHIRE, CW12 4PH			
Proposal	Pine tree at the end of the garden at 14 Cumberland Road, the canopy of which extends over my garden. Application is for Crown Lifting because of excessive shading - I wish to remove one branch which is midway up the tree trunk which significantly extends			
Comments Deadline				

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4697T	05 November 2013	Anne Donkin	Congleton East
Applicant	Mr Tony Gratty			
Agent				
Location	90, PARK LANE, CONGLETON, CW12 3DD			
Proposal	Fell oak tree due to excessive shading of garden and neighbours property.			
Comments Deadline				

4 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4550D	04 November 2013	Robert Law	Congleton East
Applicant	Mr Jack Needham			
Agent				
Location	ST JOHNS VICARAGE, BUXTON ROAD, CONGLETON, CW12 2DT			
Proposal	Discharge of conditions 4, 5, 6, 7, 11 & 12 on application 12/1433C			
Comments Deadline				

Good afternoon,

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 the 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 name a new road on the site of St. Johns Vicarage, Buxton Road, Congleton. The proposed name is **Vicarage Avenue**.

Planning application number – 12/1433C

Location – ST JOHNS VICARAGE, BUXTON ROAD, CONGLETON, CW12 2DT

Proposal – DEMOLITION OF ST.JOHNS VICARAGE AND CONSTRUCTION OF 3 PAIRS OF SEMI-DETACHED DWELLINGS AND 3 DETACHED DWELLINGS

Attached is a site plan.

Please could you let me have your comments by **Monday 9th December**. If I do not hear from you by the end of this consultation period I will assume you have no comments/objections.

Kind regards,

Keith Fenton

Address Management
Cheshire East Council

Address Management Team number: 01270 686770
My direct dial: 01625 378197
Web: www.cheshireeast.gov.uk/addressmanagement

Figured dimensions must be taken in
 reference to scaled. All dimensions on this
 drawing must be checked on site prior to
 any commencement of work. Production
 of any shop drawings, with all materials
 brought to the immediate attention of the
 Architects. IF IN DOUBT, ASK!

This drawing must be read in conjunction
 with all related Architects drawings and all
 other relative information.

The Contractor is to check & verify all
 building and site dimensions, ground levels,
 boundary lines and service location &
 connection positions prior to commencing
 on site.

All Contractors are to comply in all respects
 with current Building Regulations,
 British/European Standards, Good Practice
 and Guidance provided by manufacturers
 whether or not specifically indicated or
 stated on this drawing.

Copyright reserved to the Architects. This drawing may not be used or reproduced without their written consent.

newcombe ASSOCIATES

PROJECT NO: 1700
 DRAWING NO: 110
 REVISION: B

DRAWING TITLE: SITE PLAN

PROJECT: BUXTON ROAD CONGLETON

SCALE: 1:500 @ A3

DATE: DEC 12

DRAWN: SWE

CHECK: -

REVISION / ISSUE: PLANNING

DATE: 12/12/12

BY: SWE

FOR: NEWCOMBE ASSOCIATES

PLANNING PERMISSIONS

barrie

Warrington Hall, Warrington,
 Cheshire, CW3 4DU
 Tel: 01928 762200
 Fax: 01928 762210



BUXTON ROAD

Schedule of Accommodation

TYPE A	3 bed semi-detach	960 sqft.	2 No.
TYPE B	3 bed semi-detach	964 sqft.	3 No.
TYPE C	4 bed detached	1356 sqft.	2 No.
TYPE D	4 bed detached	1380 sqft.	1 No.
TYPE E	3 bed semi-detach	964 sqft.	1 No.
Total		9868 sqft.	9 No.

What are we doing now?

This initial consultation provides the community with their first opportunity to comment on and help shape the proposals.

As well as seeking your views we are currently contacting a number of organisations and groups in the local area.

Please aim to submit your comments on the proposals as soon as possible. We consider comments whenever they are received and there will be a further opportunity to comment once an application has been lodged with CEC.

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will be able to make formal representations to CEC, who will take these into account before making their decision on the application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

www.houriganconnolly.com/consultation/

Should you be unable to access the internet and need to request a printed copy, please write to:

Hourigan Connolly, 7 Swan Square, 15 Swan Street, Manchester, M15JJ

Hourigan Connolly consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Consultation (SCC). When a Planning application is submitted, Hourigan Connolly submit to the Local Planning Authority a complete copy of all correspondence received for their details such as your name and address where you have provided this, as well as your comments we have received. If further consultation is needed as part of the planning process, Hourigan Connolly may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Your views

This is your first opportunity to tell us what is important to you and what you would wish to see in this development should it be built. Further details about the scheme can be found on our website.

Things we would like to hear about include:

- Are you, or is anyone you know, in need of affordable housing in Congleton?
- Is there a need for first time buyer's housing and/or housing for young professionals in Congleton?
- Are there any particular types of housing that Congleton is currently lacking?
- Are there community facilities that you would like to see improved or developed as part of this scheme?

If you are in favour or opposed to new housing on this site, please tell us why. Your feedback is important to us and will be used to help shape our proposals.

How can you comment?

You can respond by email:

feedback@houriganconnolly.com

or by Post:

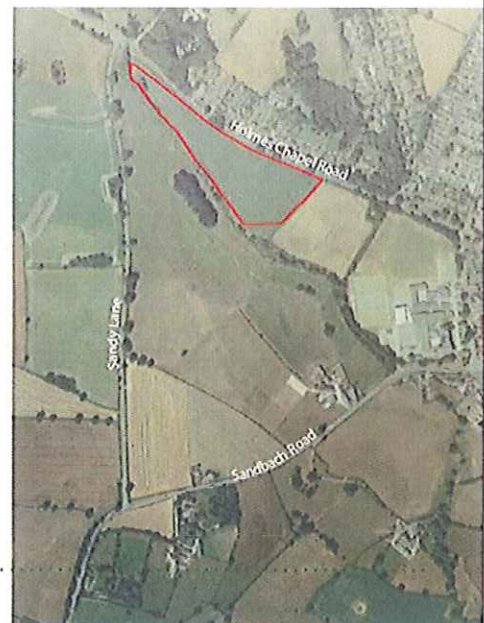
**Hourigan Connolly
 7 Swan Square
 15 Swan Street
 Manchester
 M15JJ**

Summary details of the proposals are overleaf and full details are available via the website address below:

www.houriganconnolly.com/consultation/

PUBLIC CONSULTATION

Potential Residential Development Land off Holmes Chapel Road, Congleton



Introduction

Hourigan Connolly are promoting a new residential development of up to 75 homes along with community uses on land off Holmes Chapel Road, Congleton. This leaflet provides outline details of the scheme and seeks comments from the local community on the proposals.

The need for new housing

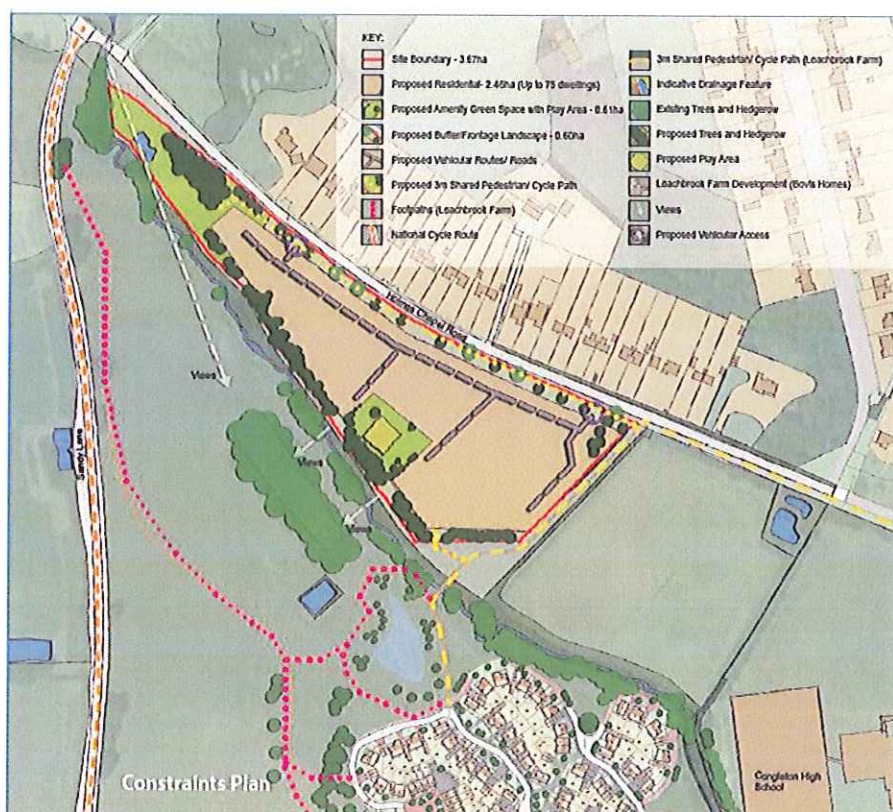
As a key centre in Cheshire East, new houses are needed in Congleton. Despite this, very few family houses have been built in the town in recent years. There is also a chronic shortage of high quality affordable housing for local people.

No suitable brownfield sites are available, especially given the need to retain sites for employment uses. New housing development will therefore need to be built on sustainably located sites.

This sustainably located site adjacent to Congleton High School is suitable to meet this identified housing need. This leaflet includes details of the proposed development and invites the views of the local community.

What is proposed?

- A residential development (shown edged red on the above plan) to include up to 75 new homes.
- 30% of these new homes would provide affordable housing for local people.
- On site Public Open Space with recreational facilities.
- The opportunity to provide new landscape planting to complement the existing hedgerows and trees that will be retained wherever possible.
- New footpaths and bridleways to complement upgrades of existing rights of way.
- The opportunity for a number of self-build plots.



Report to the Planning Committee Meeting
Thursday 28th November 2013

Cheshire East Borough Council Local Plan

Congleton

Congleton has been identified as one of the Key Service Centres for Cheshire East, and as such the vitality and growth of the town contributes to the prosperity of the Borough as a whole.

Below identifies a number of Core Strategy Sites and Strategic Locations in and around Congleton for growth in the future.

Back Lane and Radnor Park
Congleton Business Park
Giantswood Lane South
Manchester Road to Macclesfield Road
Giantswood Lane to Manchester Road

Core Strategy Sites and Strategic Locations

The focus for Congleton over the Core Strategy period will be that of high quality employment led growth to accommodate the expansion of existing businesses and attract new investment into the town. New housing is seen as important as part of a balanced and integrated portfolio of development to support the town centre, ensure balanced and sustainable communities and deliver the Congleton Link Road.

The Congleton Link Road will assist in meeting the objective of employment led growth as it will support: The economic, physical and social regeneration of the town;

The opening up of new development sites in particular improves access to Radnor Park Industrial Estate and Congleton Business Park;

The reduction in existing town centre traffic will facilitate town centre regeneration

The improvement of the strategic transport links across the Borough

The reduction in traffic related pollutants within the town especially on those areas declared Air Quality Management Areas

The preferred transport solution for Congleton is a Link Road to the north of the town connecting the A534 Sandbach Road to the A536 Macclesfield Road. This is demonstrated below by a Corridor of Interest.

The layout and extent of the following strategic locations are dependent on the preferred route of the Congleton Link Road. For the avoidance of doubt, the boundaries for the following strategic locations are indicative and will be defined in the Site Allocations and Development Policies document once the preferred route of the Link Road is confirmed.

Back Lane and Radnor Park Strategic Location
Congleton Business Park Extension Strategic Location
Giantswood Lane to Macclesfield Road Strategic Location

It is considered that the sites at Manchester Road and the southern part of Giantswood Lane can be brought forward independently of the Link Road route and are therefore included as Core Strategy Sites but will contribute towards the delivery of the Congleton Link Road.

Impact upon Congleton

There will be a significant impact upon the infra-structure of Congleton as a consequence of the planned development of 3,500 homes, mostly outside the boundaries of the Town and the opening up of development sites in Radnor Park Industrial Estate and Congleton Business Park.

Sufficient appropriate infra-structure then is crucial to the wellbeing of both Congleton and the surrounding areas and includes roads, cycle paths, schools, healthcare as well as the provision of utilities such as water, gas, electricity and telecommunications. Delivery of such infra-structure needs to be provided in a coordinated and planned manner guided by the needs of the Town and surrounding area.

It is proposed therefore, that Cheshire East Borough Council be requested to include in the Local Plan the notion of extending the Town Boundary to immediately inside the border of the route of the Link Road from the A534 Sandbach Road to the west of Sandy Lane through Somerford CP to the A34 Manchester Road just to the north of Smithy Lane through Hulme Walfield CP.

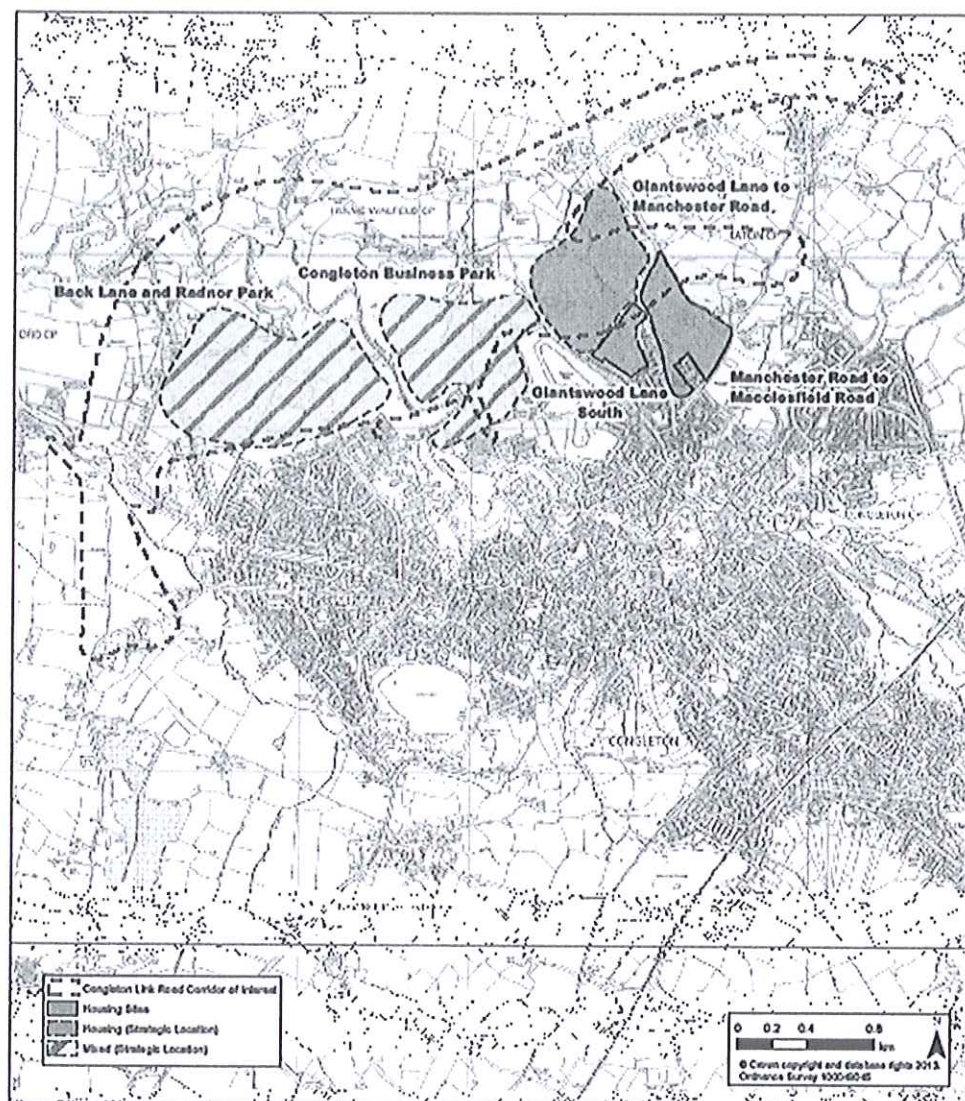


Figure 15.25 Congleton Link Road Corridor of Interest

15.214 Further information about each of the identified Core Strategy Sites and Strategic Locations can be found below: