



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



27<sup>th</sup> May 2015

Dear Councillor

## Planning Committee Meeting – Thursday 4<sup>th</sup> June 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 4<sup>th</sup> June 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 Finance & Policy 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 2<sup>nd</sup> April 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

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 8<sup>th</sup> and 15<sup>th</sup> May 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: Members of the Council Press 3, Burgesses 4.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 2<sup>nd</sup> APRIL 2015

**PRESENT** Councillor A Martin - Chairman  
D Allen  
P. Bates  
G. Baxendale  
J.S Crowther  
Mrs S A Holland  
D. Murphy  
D. A. Parker  
Mrs. J. D. Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors R Brightwell, L. Barker, G R Edwards, G. P. Hayes, and G. Williams.

2. **MINUTES**

PLN/30/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 12<sup>th</sup> March 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 and 15/1165C

Cllr P Bates declared a "non pecuniary" interest in 15/1218C

Cllr D Murphy declared a "non pecuniary" interest in 15/1218C, 15/1353C & 15/0943C

Cllr D Parker declared a "non pecuniary" interest in 15/1353C & 15/0943C

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/31/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

**Week ended 13<sup>th</sup> March 2015**

15/0235C	2 Ennerdale Drive, Congleton, CW12 4FR	NO OBJECTION
15/0719C	Land Off A34, Congleton, CW12	REFUSE
	Considered to be over bearing because of the height of the proposed dwellings and out of keeping with the surrounding neighbourhood	
15/0948C	Wood Farm, Wood Lane, Congleton	NO OBJECTION
15/0998C	Mountview Community Support Centre, Melton Drive, Congleton, CW12 4YF	NO OBJECTION
15/1019C	Lining and Hoses Ltd, Congleton, CW12 4XJ	NO OBJECTION

15/1042C	43 High Street, Congleton, CW12 1AU	NO OBJECTION
15/1052C	Manor House, Weathercock Lane, Congleton, CW12 3PZ	NO OBJECTION
15/1054C	77 Ennerdale Drive, Congleton, CW12 4FJ	NO OBJECTION
15/1055C	43 Giantswood Lane, Congleton, CW12 2HQ	NO OBJECTION
15/1009D	Land Off the Moorings, Congleton	NO COMMENT
15/1036D	Land Off Goldfinch Close, Congleton	

The bird nesting report undertaken on the 2<sup>nd</sup> March has now been brought into question as there have been several reports of nesting birds now setting up home for the summer and the Developer is already clearing the site. Request the appropriate environmental planning officers to investigate the validity of this report

#### **Week ended 20<sup>th</sup> March 2015**

15/1165C	58 Park Lane, Congleton, CW12 3DD	NO OBJECTION
15/1195C	Croft Villa, 115 Canal Road, Congleton	NO OBJECTION
15/1218C	10 Birch Road, Congleton, CW12 4NR	NO OBJECTION
15/1222D	Forge Lane, Congleton, CW12	NO OBJECTION

The entrance from Forge Lane onto West Road needs examining by Highways with a recommendation of a left turn only

#### **Week ended 27<sup>th</sup> March 2015**

15/0700C	Land opposite Greenways Barn, Sprink Lane, CW12 3PF	NO OBJECTION
15/1392C	14 Priory Close, Congleton, CW12 3JL	NO OBJECTION
15/1475C	8 Chaffinch Close, Congleton, CW12 3FE	NO OBJECTION
15/1420C	37 Cross Lane, Congleton, CW12 3JX	NO OBJECTION
15/1382C	Wharf Inn, Canal Road, Congleton, CW12 3AP	NO OBJECTION
15/1532C	6 Randles View, Congleton, CW12 3JN	NO OBJECTION
15/1519C	Lindale House, 11a Mossely Court Congleton, CW12 3BW	NO OBJECTION
15/1353C	Fields Barn, Middle Lane, Congleton, CW12 3NA	NO OBJECTION
15/0943C	Land at Congleton Edge Road, Congleton, CW12 3NA	REFUSE

This an area of natural beauty and should be protected and remain in agricultural use to Ensure the cohesive nature of the natural surroundings remain

#### **6. PLANNING APPEALS**

The following appeal was noted -

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

13/4216C and 134219C – Noted that appeals had been lodged for outline planning permission for dwellings in land west of Padgbury Lane

#### **7. FORMER MOSSLEY HOUSE, BIDDULPH ROAD, CONGLETON**

Correspondence dated 12<sup>th</sup> March 2015 from Elan Homes was noted.

A Martin (Vice Chairman)

Planning Applications – Week ending 8.5.15

**1 \***

	App No	Registration Date	Case Officer	Ward
	<b>15/1957C</b>	30 April 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	James & Ellie Woodhouse / Hutchison			
<b>Agent</b>				
<b>Location</b>	88, WAGGS ROAD, CONGLETON, CW12 4BU			
<b>Proposal</b>	Proposed single storey side and rear extension.			
<b>Comments Deadline</b>	02 June 2015			

**2 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	<b>15/1972C</b>	28 April 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Glyn Roberts			
<b>Agent</b>				
<b>Location</b>	QUARRY COTTAGE, TUNSTALL ROAD, CONGLETON, CW12 3PW			
<b>Proposal</b>	Construction of new garage and vehicular access together with conversion of existing carport and workshop to provide residential space.			
<b>Comments Deadline</b>	27 May 2015			

**3 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	<b>15/2030C</b>	30 April 2015	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Mrs A Coomer			
<b>Agent</b>	ARCHTREND DESIGN			
<b>Location</b>	17, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF			
<b>Proposal</b>	Extending Existing Dining Area and New Roof			
<b>Comments Deadline</b>	03 June 2015			

**4 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	<b>15/2059C</b>	05 May 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Mr N Davenport			
<b>Agent</b>	Archtrend Design			
<b>Location</b>	8, LEAMINGTON ROAD, CONGLETON, CHESHIRE, CW12 4PF			
<b>Proposal</b>	Front extension to garage with roof extension over porch and lounge. Also canopy at side elevation.			
<b>Comments Deadline</b>	27 May 2015			

**5 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	<b>15/2068C</b>	06 May 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Mr & Mrs R Shingler			
<b>Agent</b>	Architectural Drafting Services			
<b>Location</b>	Cloud View, Weathercock Lane, Congleton, Cheshire East, CW12 3PS			
<b>Proposal</b>	Proposed Two Storey Side & Rear Extensions with New Front Porch and Bay Windows			
<b>Comments Deadline</b>	03 June 2015			

Planning Applications – Week Ending 15.5.15

**6 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/2011C</b>	06 May 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Mr & Mrs Greg Roche			
<b>Agent</b>	VWB Architects			
<b>Location</b>	9, LEEK ROAD, CONGLETON, CW12 3HU			
<b>Proposal</b>	Proposed single storey front and rear extensions.			
<b>Comments Deadline</b>	01 June 2015			

**7 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/2119C</b>	11 May 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	East Cheshire NHS Trust			
<b>Agent</b>	David Norris Associates			
<b>Location</b>	WAR MEMORIAL HOSPITAL, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AR			
<b>Proposal</b>	Retrospective Application for erection of Pre-owned Self-contained Portakabin Storage Unit for Wheel Chairs, wheel chair wheels, cushions & parts storage.			
<b>Comments Deadline</b>	01 June 2015			

**8 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/2124C</b>	11 May 2015	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	ACI (UK) Ltd			
<b>Agent</b>	4mation architecture ltd			
<b>Location</b>	Buckingham House, 3, West Street, Congleton, Cheshire, CW12 1JN			
<b>Proposal</b>	Proposed new automatic gates, low level wall and railings to form boundary entrance. No works to the listed building			
<b>Comments Deadline</b>	11 June 2015			

**9 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/2125C</b>	11 May 2015	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	ACI (UK) Ltd			
<b>Agent</b>	4mation architecture ltd			
<b>Location</b>	Buckingham House, 3, West Street, Congleton, Cheshire, CW12 1JN			
<b>Proposal</b>	Proposed new automatic gates, low level wall and railings to form boundary entrance. No works to the listed building			
<b>Comments Deadline</b>	11 June 2015			

## Additional Item

10

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	15/2099C	21 May 2015	Beverley Wilders	Congleton East (2011)
<b>Applicant</b>	Bloor Homes North West Ltd			
<b>Agent</b>	Emery Planning			
<b>Location</b>	Tall Ash Farm, 112 Buxton Road, Congleton, Cheshire, CW12 2DY			
<b>Proposal</b>	Demolition of existing building and the development of up to 250 dwellings including access			
<b>Comments Deadline</b>	1 July 2015			

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