



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



29th August 2012

Dear Councillor

Planning Committee Meeting - Thursday 6th September 2012

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 6th September 2012** 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 23rd August 2012 (copy enclosed)

3. Declarations of Interest

Members are requested to declare both "personal" and "personal and prejudicial" interests as early in the meeting as they become known.

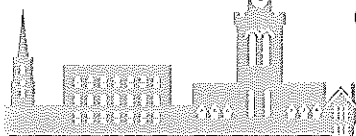


Congleton
beartown
where friends are made

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 enclosed – further lists will be distributed when received
- ii) List for subsequent weeks 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. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

8. Highways Issues

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

9. Any Other Business

10. Resolution to exclude the Public and Press (if necessary)

To consider passing a resolution if required in accordance with the Public Bodies (Admission to Meetings) Act 1960, that public and press be excluded from the meeting for the matters set out below on the grounds that it could involve the likely disclosure of private and confidential information or staff matters.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 23rd AUGUST 2012

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

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. Allen, D. T. Brown, J. S. Crowther, Mrs. S. A. Holland, M. J. Hutton, D. A. Parker, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/11/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 19th July 2012 be approved and signed by the Chairman as a correct record.

3. **DECLARATIONS OF INTEREST**

Members were reminded to declare both "personal" and "personal and prejudicial" interests as early in the meeting as they become known.

Councillor G. Baxendale declared a personal interest due to being a member of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none

5. **PLANNING APPLICATIONS**

PLN/12/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week ended 27th July 2012

| | | |
|--|--|--------------|
| 12/2602C | Crossley Hall Farm, Peover Lane, Congleton, CW12 3QH | NO OBJECTION |
| 12/2694C | Aldi, Sandbach Road, Congleton, CW12 4LB | NO OBJECTION |
| 12/2723C | Readesmoor Medical Practice, 29 West Street, Congleton | NO COMMENT |
| - it is understood that the application has been withdrawn | | |
| Councillor D Murphy declared a personal interest in application 12/2723C | | |
| 12/2731C | 6 Boundary Lane, Congleton, CW12 3HZ | NO OBJECTION |
| NOTE – attention is drawn to the previous application submitted in 2009 | | |

Week ended 3rd August 2012

| | | |
|--|---|--------------|
| 12/2320C | 8 Kennet Drive, Congleton, CW12 3RJ | NO OBJECTION |
| 12/2818C | Bank Farm, 202 Biddulph Road, Congleton, CW12 3LS | NO OBJECTION |
| Councillor D Murphy declared a personal interest in application 12/2818C | | |
| 12/2887D | Tan House Farm, Weathercock Lane, Congleton CW12 | NO OBJECTION |

Week ended 10th August 2012

| | | |
|---|--|--------------|
| 12/2878C | Hillside Croft, Congleton Edge Road, Congleton, CW12 | NO OBJECTION |
| 12/2892C | 82 Park Lane, Congleton, CW12 3DD | NO OBJECTION |
| Councillor G. P. Hayes declared a personal interest in application 12/2892C | | |

Week ended 17th August 2012

| | | |
|----------|--|--------------|
| 12/2495C | 8 Priory Close, Congleton, CW12 3JL | NO OBJECTION |
| 12/2940C | 21 Sandbach Road, Congleton, CW12 4LB | NO OBJECTION |
| 12/2958C | Congleton High School, Box Lane, Congleton, CW12 4NS | NO OBJECTION |
| 12/2975C | 10 Thirlmere Court, Congleton, CW12 4JG | NO OBJECTION |
| 12/3018C | 17 Leek Road, Congleton, CW12 3HU | NO OBJECTION |
| 12/3066C | 15 Telford Close, Congleton, CW12 3TR | NO OBJECTION |

Additional List

| | | |
|---|--|----------------|
| 12/2609C | Crossroads, Reades Lane, Congleton, CW12 3QZ | NO OBJECTION |
| 12/3163C | 118 Biddulph Road, Congleton, CW12 3LY | DEFERRED UNTIL |
| NEXT PLANNING COMMITTEE SCHEDULED FOR 6TH SEPTEMBER 2012 | | |
| Councillors L. D. Barker and G. R. Edwards declared personal interest in application 12/3163C | | |
| 12/3028C | Land off The Moorings, Congleton | DEFERRED UNTIL |
| NEXT PLANNING COMMITTEE SCHEDULED FOR 6TH SEPTEMBER 2012 | | |
| Councillor P. Bates declared a personal interest in application 12/3028C | | |
| 12/3025C | Land Off Goldfinch Close Congleton | DEFERRED UNTIL |
| NEXT PLANNING COMMITTEE SCHEDULED FOR 6TH SEPTEMBER 2012 | | |
| Councillor P. Bates declared a personal interest in application 12/3025C | | |

6. PLANNING APPEALS

The following Appeal Decision was noted –

APP/RO660/A/11/2158727 – Loachbrook Farm, Sandbach Road, Congleton, CW12 4TE
The appeal is allowed and outline planning permission is granted for the redevelopment of land for up to 200 dwellings, community facilities and associated infrastructure in accordance with the terms of application number 11/0736C dates 21st February 2011.

The Town Clerk was requested to contact Cheshire East Council to seek clarification as to precise number of dwellings required in Congleton to satisfy the 5 year supply requirement.

7. LICENSING APPLICATIONS

None to report.

8. **HIGHWAYS ISSUES**

None to report.

9. **ANY OTHER BUSINESS**

It was noted that Application Number 12/2147C – Grove Inn, Manchester Road – is to be considered at the Cheshire East Southern Planning Committee scheduled for 29th August 2012. Councillor Mrs. A. Martin wished to attend and speak on behalf of the Town Council.

L. D. Barker (Chairman)

Applications deferred from previous meeting

| | | | | |
|------------------|--|--------------------------|---------------------|-------------|
| 1 | App No | Registration Date | Case Officer | Ward |
| | 12/3163C | | Nick Hulland | |
| Applicant | Mr and Mrs. Tye | | | |
| Agent | | | | |
| Location | 118 Biddulph Road, Congleton, CW12 3LY | | | |
| Proposal | New Dwelling including new access | | | |

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|------------------|--|--------------------------|---------------------|-------------|
| 2 | App No | Registration Date | Case Officer | Ward |
| | 12/3028C | | Susan Orrell | |
| Applicant | Seddon Homes Ltd | | | |
| Agent | | | | |
| Location | Land Off the Moorings, Congleton, CW12 | | | |
| Proposal | Erection of up to 40 Dwellings | | | |

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|------------------|---|--------------------------|---------------------|-------------|
| 3 | App No | Registration Date | Case Officer | Ward |
| | 12/3025C | | Susan Orrell | |
| Applicant | Seddon Homes Ltd | | | |
| Agent | | | | |
| Location | Land Off Goldfinch and Kestrel Close, Congleton, CW12 | | | |
| Proposal | Erection of up to 40 Dwellings | | | |

Applications received week beginning 28th August 2012

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|------------------|---|-----------------------------|---------------------|-------------|
| 4 | App No | Registration Date | Case Officer | Ward |
| | 12/3087C | 8 th August 2012 | Julian Broadhurst | |
| Applicant | The Co-operative Pharmacy | | | |
| Agent | Tom Hill Building Design | | | |
| Location | 1 Park Lane, Congleton, CW12 3B | | | |
| Proposal | Alterations to front elevation, including new entrance door/frame/window of existing entrance | | | |

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|------------------|--|------------------------------|---------------------|-------------|
| 5 | App No | Registration Date | Case Officer | Ward |
| | 12/3129C | 10 th August 2012 | Robert Law | |
| Applicant | Mr AND Mrs Rohrmann | | | |
| Agent | Miss Ansley Finnen | | | |
| Location | Brackenwood, Canal Road, Congleton, CW12 3AT | | | |
| Proposal | Proposed 1 residential dwelling | | | |

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|------------------|--|-----------------------------|---------------------|-------------|
| 6 | App No | Registration Date | Case Officer | Ward |
| | 12/3133C | 8 th August 2012 | Robert Law | |
| Applicant | Mr Soiful Akther | | | |
| Agent | A Bell Design and Build Ltd | | | |
| Proposal | Change of use from A3 (Restaurant) to C3 (7 Residential flats) | | | |

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|------------------|---|------------------------------|---------------------|-------------|
| 7 | App No | Registration Date | Case Officer | Ward |
| | 12/3174C | 15 th August 2012 | Nick Hulland | |
| Applicant | Mr and Mrs Richardson | | | |
| Agent | Archtrend Design | | | |
| Location | 3 Woburn Drive, Congleton, CW12 1SS | | | |
| Proposal | Rear two storey extension internal alterations and new windows to south elevation | | | |

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|------------------|--|----------------------------|---------------------|-------------|
| 8 | App No | Registration Date | Case Officer | Ward |
| | 12/2928C | 30 th July 2012 | Nick Hulland | |
| Applicant | Mr M Bowker | | | |
| Agent | | | | |
| Location | 10 Holford Street, Congleton, CW12 1HA | | | |
| Proposal | First floor rear extension over existing kitchen, removal of chimney breast And stacks | | | |

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|------------------|---------------------------------------|--------------------------|---------------------|-------------|
| 9 | App No | Registration Date | Case Officer | Ward |
| | 12/3259C | | Chris Grimes | |
| Applicant | J Sheard | | | |
| Agent | P A Taylor Plans and Design | | | |
| Location | 43 Biddulph Road, Congleton, CW12 3LG | | | |
| Proposal | Two storey and single rear extensions | | | |

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| 10 | App No | Registration Date | Case Officer | Ward |
| | 12/3149C | 15 th August 2012 | Nick Hulland | |
| Applicant | Mrs T Wong | | | |
| Agent | | | | |
| Location | 12 Lower Heath, Congleton, CW12 1JY | | | |
| Proposal | Change of use from offices to Day Nursery and Offices | | | |