



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



5th March 2014

Dear Councillor

Planning Committee Meeting - Thursday 13th March 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 13th March 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.

Please note that there will be a meeting of the Town Hall 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

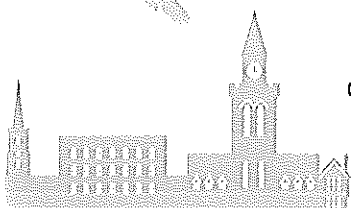
To confirm the minutes of the Meeting of the Committee held on 20th February 2014 (copy enclosed).

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 weeks ending 21st and 28th February 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.

7. Highways Issues

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

8. 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 20th FEBRUARY 2014

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

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G Baxendale, Ms. L. Bours, J.S. Crowther, Mrs S.A. Holland, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/29/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 23rd January 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.

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.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/30/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 24th January 2014

14/0089C	Durham Ox, 54 West St, Congleton, CW12 1JY	NO OBJECTION
14/0237C	5 Partridge Close, Congleton, CW12 3FD	NO OBJECTION
14/0264C	42a Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
14/0308C	Land off Brook Street, Congleton,	NO COMMENT

Week ended 31st January 2014

14/0312C	12 Silk Street, Congleton, CW12 4DJ	NO OBJECTION
14/0254C	12 Silk Street, Congleton, CW12 4DJ	NO OBJECTION
	Subject to meeting any constraints in the Conservation area	
14/0395C	51 Longdown Road, Congleton CW12 4QH	NO OBJECTION
14/0412C	37 Bailey Crescent, Congleton CW12 2EN	NO OBJECTION
14/0452C	Unit 3, Thomas Street, Congleton, CW12 1QU	NO OBJECTION
14/0498C	19 Longdown Road, Congleton, CW12 4QH	NO OBJECTION
14/0503C	40 Melton Drive, Congleton, CW12 4YF	NO OBJECTION
14/0396T	Astbury Mere, Sandy Lane, Congleton CW12 4FR	NO OBJECTION
	Subject to usual conditions	

Week ended 14th January 2014

14/0630C	Pool Bank House, Weathercock Lane, CW12 3PS	NO OBJECTION
14/0581C	6 Boundary Lane, Congleton, CW12 3HZ	NO OBJECTION
14/0580C	Edwards Mill, Hatter Street, Congleton, CW12 1QQ	NO OBJECTION
14/0306C	Unit 1, 34 Mill Street, Congleton, CW12 1AD	NO COMMENT
14/0702C	8 Moss Road Congleton, CW12 3BN	NO OBJECTION
	Cllr L Barker declared a non-pecuniary interest in this item	

6. PLANNING APPEALS

13/2501C – Land off Newcastle Road, Congleton – It was noted that this appeal will be dealt with by written representation and a site visit by an inspector from the Planning Inspectorate

13/2954C noted that the application to demolish Hawthorne Cottage and erect 49 dwellings at Canal Side Farm considered at the Strategic Planning Board on the 23rd January was refused.

7. HIGHWAYS ISSUES

Some concern was expressed at the poor signage on Moss Road, leading to Peel Bridge, restricting weight on heavy good vehicles. Cheshire East to be contacted to determine whether a prohibition order can be put on the road

8. TREE PRESERVATION ORDER – LOACHBROOK FARM

The committee approved of the notion of confirming a TPO on Loachbrook Farm

9. CONGLETON LINK ROAD CONSULTATION

The report produced by the Town Clerk dated 28th January 2014 on the Link Road Consultation was approved

L Barker (Chairman)

Planning Applications Registered Weekly List w/e 21 Feb 14

SOUTH AREA

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0478C	05 February 2014	Nick Hulland	Congleton West (2011)
Applicant	E C Harris			
Agent	EC Harris LLP			
Location	34, MILL STREET, CONGLETON, CW12 1AD			
Proposal	Installation of new Bank of Ireland ATM with advertising collar to be installed through the centre of the brickwork to the right of the disused PO entrance when viewed from outside, backing into an ATC			
Comments Deadline	20 March 2014			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0482C	05 February 2014	Nick Hulland	Congleton West (2011)
Applicant	E C Harris			
Agent	EC Harris LLP			
Location	Post Office, 34, Mill Street, Congleton, Congleton, Cheshire, CW12 1AD			
Proposal	Advertising collar to be installed through the centre of the brickwork to the right of the disused PO entrance when viewed from outside, backing into an ATC			
Comments Deadline	12 March 2014			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0520C	27 January 2014	Robert Law	Congleton West (2011)
Applicant	Adullam Homes Housing Association			
Agent	Zebra Architects			
Location	85, CANAL STREET, CONGLETON, CW12 3AE			
Proposal	Conversion of redundant storage building to provide two residential dwellings			
Comments Deadline	12 March 2014			

4

	App No	Registration Date	Case Officer	Ward
09.04.14 - Southern Planning Committee	14/0616C	10 February 2014	Robert Law	Congleton West (2011)
Applicant	Morris Homes North Ltd			
Agent				
Location	Land Off Brook Street Phase 2, BROOK STREET, CONGLETON, CHESHIRE			
Proposal	Proposed residential development of 23no dwellings to vacant land north of Brook Street, Congleton. Proposed development is an extension to the existing approved scheme which has been designed to facilitate future access.			
Comments Deadline	20 March 2014			

Planning Applications Registered Weekly List w/e 21 Feb 14

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0626C	13 February 2014	Adam Barnes	Congleton East
Applicant	Michael John Arnstein			
Agent				
Location	43, Woolston Avenue, Congleton, Congleton, Cheshire, CW12 3DZ			
Proposal	Conversion of existing 3 bedroom single dwelling into 2 x 1 bedroom flats			
Comments Deadline	14 March 2014			

6

	App No	Registration Date	Case Officer	Ward
09.04.14 - Southern Planning Committee	14/0659C	03 February 2014	Susan Orrell	Congleton West (2011)
Applicant	EMC Properties (Cheshire) Limited			
Agent	Savills UK Ltd			
Location	FORGE HOUSE, FORGE LANE, CONGLETON, CW12 4HF			
Proposal	Outline planning application for the redevelopment of Forge Mill for residential development (C3) for 49 units including associated parking, landscaping, creation of a nature area, open space and off-site highway works to Forge Lane.			
Comments Deadline	20 March 2014			

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0696C	05 February 2014	Adam Barnes	Congleton West (2011)
Applicant	Mr Richard Nuttall			
Agent				
Location	32, LEAMINGTON ROAD, CONGLETON, CW12 4PE			
Proposal	Single storey front extension to garage and porch			
Comments Deadline	12 March 2014			

Planning Applications Registered Weekly List
W/E 28/02/14

SOUTH AREA

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0250C	07 January 2014	Nick Hulland	Congleton West (2011)
Applicant	Sarah James			
Agent	Aran Property Consultants			
Location	19, Maple Close, Congleton, Cheshire, CW12 4TZ			
Proposal	Proposed rear extension			
Comments Deadline	24 March 2014			

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0336C	31 January 2014	Nick Hulland	Congleton West (2011)
Applicant	Gittins			
Agent	Kimble Roden Architects			
Location	68, GIANTSWOOD LANE, CONGLETON, CHESHIRE, CW12 2HQ			
Proposal	Single storey rear kitchen extension; new rear bay window and extended rear and side dormer.			
Comments Deadline	18 March 2014			

10

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0599C	19 February 2014	Susie Bishop	Congleton Town East
Applicant	MR & MRS DAWSON			
Agent	MR PETER HARGREAVES			
Location	37, CROSS LANE, CONGLETON, CW12 3JX			
Proposal	Construction of new dwelling in existing garden area			
Comments Deadline	20 March 2014			

11

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0755C	10 February 2014	Nick Hulland	Congleton West (2011)
Applicant	HMG Investments Ltd			
Agent	How Planning			
Location	WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB			
Proposal	Change of Use of Unit J from Shop (A1 Use Class) to restaurant or cafe (A3 Use Class) with siting of external extraction equipment.			
Comments Deadline	17 March 2014			

**Planning Applications Registered Weekly List
W/E 28/02/14**

12 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0784C	06 February 2014	Nick Hulland	Congleton East
Applicant	Church Hall Refurbishment Committee			
Agent	Jay Ashall Associates			
Location	ST JOHNS SCHOOLROOM, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES			
Proposal	Restoration and refurbishment of the Church Hall and former Schoolmasters House.			
Comments Deadline	26 March 2014			

13

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0800C	10 February 2014	Nick Hulland	Congleton East
Applicant	Mr Andrew Jones			
Agent				
Location	DANE COTTAGE, READES LANE, CONGLETON, CHESHIRE, CW12 3LL			
Proposal	Variation or removal of condition 4 on approval 11/1236C - Proposed Conversion of the Existing Floorspace to a Holiday Let			
Comments Deadline	18 March 2014			

Additional Application – Brereton Rural/ Somerford

14

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0134C			
Applicant	Hourigan Connerley			
Agent				
Location	LAND SOUTH OF HOLMES CHAPEL ROAD, CONGLETON			
Proposal	Development of land for up to 70 Dwellings			
Comments Deadline				