



Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



6th March 2013

Dear Councillor

Planning Committee Meeting - Thursday 14th March 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 14th March 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 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 14th February 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.

4. Outstanding Actions

None

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



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 15th and 22nd February and 1st March 2013 (copy enclosed).

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.

12/3628C – APP/R0660/D/13/2190142 – 17 Lamberts Lane, Congleton

7. Application 12/4785C Land off Goldfinch and Kestral Close, Congleton and 12/4776C – Land Off the Moorings, Congleton

To note information received from Mr D White – CRASH Co-Ordinator (copy enclosed).

8. Licensing Applications

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

9. Highways Issues

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

10. Cheshire West & Chester Local Plan

To note information received in connection with the Cheshire West & Chester Local Plan (copy enclosed).

11. Land at Lower Heath

To receive a letter dated 1st March 2013 from VWB Architects in connection with land at Lower Heath (copy enclosed).

12. Back Lane Playing Fields

To note correspondence received confirming that Back Lane has Village Green status register unit VG41 (copy enclosed)

13. 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 THURSDAY, 14th FEBRUARY 2013

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

1. **APOLOGIES**

Apologies for absence were submitted from Councillors L. D. Barker, R. I. Brightwell, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/31/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 24th January 2013 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

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/32/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Weeks of 25th January 2013

13/0301C	Durham Ox, 54 West Street, Congleton, CW12 1JY	NO OBJECTION
13/0312C	Astbury Mere Country Park, Sandy Lane, Congleton, CW12	NO OBJECTION

Week ended 1st February 2013

13/0300C	2A Back Lane, Congleton, CW12 4PP	NO OBJECTION
13/0411C	1 Pool Bank Cottages, Weathercock Lane, Congleton	NO OBJECTION
13/0420C	New Life Church, West Road, Congleton, CW12 4EY	NO OBJECTION
Councillors Mrs. A. M. Martin and N. T. Price declared "non pecuniary" interests in 13/0420C		
13/0429C	5 Troutbeck Avenue, Congleton, CW12 4JA	NO OBJECTION
Subject to concerns regarding adequate car parking spaces at the property being noted		
Councillor G. Baxendale declared a "non pecuniary" interests in application 13/0429C		
13/0401D	Waggon & Horses, West Road, Congleton, CW12 4HB	REFUSE – the discharge of all three conditions – concerns were expressed in particular regarding noise.
13/0383T	17 Minton Close, Congleton, CW12 3TD	NO OBJECTION Subject to usual conditions

Week ended 8th February 2013

13/0442C	Bridestone Shopping Centre, Victoria Street, Congleton	NO OBJECTION
13/0487C	1 Leamington Road, Congleton, CW12 4PF	NO OBJECTION

6. PLANNING APPEALS

It was noted that the following planning appeals have been lodged with Cheshire East Borough Council.

- 12/3025C – APP/R0660/A/12/2188605/NWF - Land Off Goldfinch Close and Kestral Close, Congleton
- 12/3028C – APP/R0660/A/12/2188604/NWF - Land Off The Moorings, Congleton

It was agreed that delegated authority would be given to Councillors Barker (Chairman), Parker (Vice Chairman), Mrs. Holland (Mayor) and Edwards (Leader) to meet and agree the Town Council's response to the enquiry in respect of applications 12/3025C and 12/3028C

- 12/3536C – APP/R0660/A/13/2192123/NWF – Land East of Meadow Avenue, Congleton
- It was agreed that Councillors Bates and Mrs. Martin would represent the Council, if required, at any enquiry.

- 12/4114C – APP/R0660/D/13/2192567 – 116 West Road Congleton

**7. APPLICATION 12/4785C LAND OFF GOLDFINCH AND KESTRAL CLOSE
APPLICATION 12/4776C LAND OFF THE MOORINGS, CONGLETON**

It was noted that these applications had been withdrawn.

8. LICENSING APPLICATIONS

None to report.

9. HIGHWAYS ISSUES

The following public footpath diversion was noted -

Footpath No. 10 (part) – parish of Congleton – Public Path Diversion Order 2013 dated 7th February 2013

10. **LINK ROAD**

It was noted that a letter has been received from the Congleton Partnership dated 28th January 2013 in respect of the Link Road. Some Councillors who had attended that meeting, commented that they did not recall the comments regarding Macclesfield, referred to in the letter.

11. **ANY OTHER BUSINESS**

Concerns were discussed regarding pot holes in the roads. It was noted that members of the public may report pot holes either on-line, at the library or by telephone directly to Cheshire East or via the Town Council. Councillor Brown gave an update on the programme of works and offered to keep the Town Council updated on progress.

D. A Parker (Vice Chairman)

**Planning Applications Registered Weekly List
SOUTH AREA w/e 15 Feb 13**

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0465C	01 February 2013	Chris Grimes	Congleton East
Applicant	Mr & Mrs Hodgson			
Agent	CS Design Consultants			
Location	17, LEEK ROAD, CONGLETON, CW12 3HU			
Proposal	Two Storey Side Extension			
Comments Deadline	05 March 2013			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0555C	07 February 2013	Nick Hulland	Congleton East
Applicant	Humphries Builders Ltd			
Agent	VWB Architects			
Location	35, ASTBURY LANE ENDS, CONGLETON, CW12 3AY			
Proposal	Variation of Conditions 2 & 10 and removal of conditions 3,5,7,9 and 14 to planning application 12/2207C- Residential development comprising 6no. detached dwellings			
Comments Deadline	04 March 2013			

3*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0565C	08 February 2013	Julian Broadhurst	Congleton West (2011)
Applicant	MR G DAVIES			
Agent	ARCHTRENDS DESIGN			
Location	44, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FJ			
Proposal	Single storey rear extension			
Comments Deadline	05 March 2013			

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0577C	11 February 2013	Robert Law	Congleton West (2011)
Applicant	VWB Architects			
Agent				
Location	Land to rear of 27/29, LAWTON STREET, CONGLETON, CW12 1RU			
Proposal	Proposed Detached Dwelling.			
Comments Deadline	14 March 2013			

**Planning Applications Registered Weekly List
SOUTH AREA w/e 15 Feb 13**

5

Delegated Agenda	App No 13/0604C	Registration Date 11 February 2013	Case Officer Nick Hlland	Ward Congleton West (2011)
Applicant	Congleton Town Council			
Agent				
Location	BRIDGE STREET, (OPPOSITE NO.3) CONGLETON, CHESHIRE			
Proposal	Electronic digital outdoor double sided information display unit			
Comments Deadline	06 March 2013			

6

Delegated Agenda	App No 13/0544D	Registration Date 07 February 2013	Case Officer Gemma Horton	Ward Congleton West (2011)
Applicant	Readesmoor Medical Group Practice			
Agent	West Hart Partnership			
Location	29 WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JP			
Proposal	Discharge of Condition numbers 8 & 9 on Approved Application 12/3247C - Extensions, Internal Refurbishments & Pharmacy			
Comments Deadline				

7

Delegated Agenda	App No 13/0552D	Registration Date 08 February 2013	Case Officer Gemma Horton	Ward Congleton East
Applicant	Mr J Hayes			
Agent				
Location	1, BOUNDARY LANE, CONGLETON, CW12 3JA			
Proposal	Discharge of Conditions 2, 3 & 5 on Application 12/4371C - Demolition of Existing 3-bedroom bungalow and detached garage and development of two 3-bedroom houses and one 4-bedroom detached house.			
Comments Deadline				

**Planning Applications Registered Weekly List w/e 22 Feb 13
South Area**

8

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0611C	11 February 2013	Robert Law	Congleton East
Applicant	MR CHRIS JOHNSON			
Agent	David Holmes Planning			
Location	Boundary Villa Farm, 4, BOUNDARY LANE, CONGLETON, CW12 3HZ			
Proposal	Retention of pond on agricultural land			
Comments Deadline	20 March 2013			

9

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0692C	18 February 2013	Robert Law	Congleton West (2011)
Applicant	Tesco Stores Ltd			
Agent	GL Hearn			
Location	Former Waggon and Horses Public House, W, Waggon and Horses, West Road, Congleton, CW12 4HB			
Proposal	Advertisement Consent for 5x Facia, 1x ATM, 6 Food Vinyls, and 2x Projecting Signs			
Comments Deadline	21 March 2013			

10*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0701C	18 February 2013	Chris Grimes	Congleton West (2011)
Applicant	N WILLIAMSON			
Agent	SUMMIT CONSERVATORY DESIGN LTD			
Location	10, BOWDEN CLOSE, CONGLETON, CHESHIRE, CW12 4PQ			
Proposal	CONSERVATORY TO REAR OF PROPERTY			
Comments Deadline	12 March 2013			

11*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0734C	15 February 2013	Nick Hulland	Congleton East
Applicant	Mr R Dale			
Agent				
Location	18, SWALEDALE AVENUE, CONGLETON, CHESHIRE, CW12 2BY			
Proposal	Front extension to lounge and first floor bedroom extension above garage			
Comments Deadline	14 March 2013			

Planning Applications Registered Weekly List w/e 22 Feb 13
South Area

12

20.03.13 - Southern Planning Committee	13/0761C	21 February 2013	Robert Law	Congleton West (2011)
Applicant	Tesco Stores Ltd			
Agent	GL Hearn			
Location	Former Waggon And Horses, WEST ROAD, CONGLETON, CW12 4HB			
Proposal	Variation of condition 2 (approved plans) on approval 12/4143C			
Comments Deadline	15 March 2013			

13

	App No	Registration Date	Case Officer	Ward
	13/0705D	18 February 2013	Robert Law	Congleton West (2011)
Applicant	Tesco Stores Ltd			
Agent	GL Hearn			
Location	Former Waggon And Horses, WEST ROAD, CONGLETON, CW12 4HB			
Proposal	Discharge of condition 7 on approval 12/3234C			
Comments Deadline				

14

	App No	Registration Date	Case Officer	Ward
	13/0716D	19 February 2013	Philippa Cockroft	Congleton West (2011)
Applicant	Plant Developments Ltd			
Agent	Emery Planning Partnership Ltd			
Location	LAND AT TUDOR WAY, CONGLETON, CONGLETON, CHESHIRE, CW12 4AS			
Proposal	Discharge of conditions 4,5,6,7,9,10,14,15,16 & 20 on 11/4434C			
Comments Deadline				

15*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0686T	18 February 2013	Anne Donkin	Congleton West (2011)
Applicant	Ground Control			
Agent				
Location	British Telecom, 20, Silk Street, Congleton, Cheshire, CW12 4DH			
Proposal	Three large Tilia/Limes on fenceline to neighbouring tennis club facility to be reduced by a third in height. Fell and remove One Fagus/Beech on boundary wall to Mikeanics workshop, tree at present is starting to lift wall			
Comments Deadline				

Planning Applications Registered Weekly List w/e 1 Mar 13
SOUTH AREA

16

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0704C	25 February 2013	Robert Law	Congleton West (2011)
Applicant	Tesco Stores Ltd			
Agent	GL Hearn			
Location	Former Waggon And Horses, WEST ROAD, CONGLETON, CW12 4HB			
Proposal	2 x Double Sided Gantry Sign, 3 x Euro Car Parking Sign and 2 x Double Sided Welcome/Goodbye Sign			
Comments Deadline	18 March 2013			

17

	App No	Registration Date	Case Officer	Ward
03.04.13 - Strategic Planning Committee	13/0707C	18 February 2013	Philippa Cockroft	Congleton West (2011)
Applicant	PLANT DEVELOPMENTS LTD			
Agent	EMERY PLANNING PARTNERSHIP LTD			
Location	LAND SOUTH OF TUDOR WAY, CONGLETON			
Proposal	Approval of appearance, landscaping, layout and scale as required by condition 1 attached to the outline permission 11/4434C			
Comments Deadline	28 March 2013			

18

	App No	Registration Date	Case Officer	Ward
10.04.13 - Southern Planning Committee	13/0757C	18 February 2013	Robert Law	Congleton East
Applicant	Wainhomes Developments Limited			
Agent	SEDGWICK ASSOCIATES			
Location	LAND AT, CANAL ROAD, CONGLETON, CW12 3AP			
Proposal	Residential Development with Access off Wolstanholme Close, Reserved Matters Application for Appearance, Landscaping, Layout and Scale			
Comments Deadline	28 March 2013			

Planning Applications Registered Weekly List w/e 1 Mar 13
SOUTH AREA

19*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0814C	27 February 2013	Daniel Evans	Congleton East
Applicant	MR S PLANT			
Agent				
Location	15, BOUNDARY LANE, CONGLETON, CW12 3JA			
Proposal	Single storey front extension			
Comments Deadline	20 March 2013			

20

	App No	Registration Date	Case Officer	Ward
	13/0768D	22 February 2013	Philippa Cockroft	Congleton East
Applicant	Plus Dane Group			
Agent	Jay Ashall Associates			
Location	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DY			
Proposal	Discharge of condition 17 & 18 on approval 11/0471C			
Comments Deadline				

Brian Hogan

From:
Sent: 28 February 2013 15:37
To: Brian Hogan
Subject: CRASH residents group

Hello Brian

CRASH members and supported want to place on record our thanks to the Council for all their efforts in regards to the opposition to the proposed developments off Canal Road at The Moorings and Goldfinch Close. The Council has been an encouragement and a support for the residents' group.

We also wish to thank the Councillors who submitted their response to the Informal Appeal to be held on Tuesday 28th May. Are you able to send us a copy of your submissions.

Will the Council be wishing to be represented at the appeal?

We will have amongst others, David Brown and Paul Bates. Other speakers may include Dave Topping and Andrew Pear (Link2Prosperity).

Thanks again for all your help.

Derek White
CRASH coordinator

Mr P Cooper
Congleton Town Council
Town Hall
High Street
Congleton
CW12 1BN

Dear Mr P Cooper,

CHESHIRE WEST AND CHESTER LOCAL PLAN

Putting in place a new Local Plan is a key priority for the Council. An up-to-date, adopted Local Plan ensures that planning decisions best reflect locally determined priorities for new homes, jobs, the environment and infrastructure investment. The need to put in place a Local Plan without delay is also coming into sharp focus because of the anticipated revocation of the Regional Strategy for the North West. It is expected to be revoked in the near future which means that its development targets for Cheshire West and Chester urgently need to be replaced with new, locally determined ones that are tailored to meeting the needs of our communities across the borough. Coupled with this is the continued emphasis in national planning policy that planning decision should be plan-led.

In the light of this, the Council's Local Development Framework Panel approved a revised timetable for the preparation of the Local Plan on 28 January 2013, which is summarised below.

I want to highlight that, subject to decisions by councillors; the next opportunity to comment on the Plan will be for six weeks during May and June this year. The specific dates are still to be agreed but will be publicised in advance.

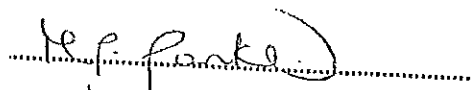
For those of you who have been tracking and commenting on the proposal for Green Belt boundary change around Chester please note that there will be an opportunity for everyone to give their views on any site(s) proposed to be removed from the Green Belt as part of this next consultation. The content of the Plan on this matter is, however, still dependent on the outcome of work currently being carried out into the suitability of various site options. If a Green Belt boundary change is proposed, its inclusion within the full draft plan has the advantage of giving everyone an opportunity to see how it fits into the proposed overall long-term planning strategy both for Chester and for the borough as a whole.



I hope this provides a helpful update on the Local Plan process going forward. If you do have any questions about the Plan, please don't hesitate to contact the Council's Spatial Planning team on 01244 973887 or email spatialplanning@cheshirewestandchester.gov.uk.

Stage	Date	Status
Consultation on initial topic papers	2009	Complete
Issues and Options Consultation	November 2009 – January 2010	Complete
Consultation on Development Options	March – June 2011	Complete
Preferred Policy Directions Consultation	August – November 2012	Complete
Draft Publication Plan Consultation	Summer 2013 (6 weeks during May and June, specific dates to be publicised in advance)	
Submission	Autumn 2013	
Examination	Late 2013 – Early 2014	
Adoption	Spring 2014	

Yours faithfully,



Councillor Margaret Parker
Chair – Local Development Framework Panel

Please take a moment to check that we have the correct contact information for you, and make amendments as necessary. Any amendments can be sent by email to spatialplanning@cheshirewestandchester.gov.uk or by post to Spatial Planning, Cheshire West and Chester Council, The Forum Offices, Chester, Cheshire, CH1 2HS. Please quote your ID number in this correspondence.

	Current Details	Amendments
ID number	243740	
Title	Mr	
First Name	P	
Surname	Cooper	
Position (if applicable)		
Organisation (if applicable)	Congleton Town Council	
Address Line 1	Town Hall	
Address Line 2	High Street	
Address Line 3		
Post Town	Congleton	
Postcode	CW12 1BN	
Email address	pc@congletontowncouncil.co.uk	
Contact Preference	Post	
Agent's details if applicable		
ID number		
Title		
First Name		
Surname		
Position (if applicable)		
Organisation (if applicable)		
Address Line 1		
Address Line 2		
Address Line 3		
Post Town		
Postcode		
Email address		

RIBA 

Chartered Practice

Milford House, West Street,
Congleton, Cheshire, CW12 1JW

Telephone: 01260 272891

Fax: 01260 273406

Email: admin@vwbarchitects.co.uk

V W B A R C H I T E C T S

Congleton Town Council
c/o Brian Hogan
Town Clerk
Congleton Town Hall
High Street
Congleton
CW12 1BN

Your Ref:

Our Ref:

Date:

PNB/CB/3660

1st March 2013

Dear 

Re: Land at lower Heath, Congleton Inclosure Trust

As you will recall, towards the end of 2012 we commenced involvement with the Community regarding the Trust's ambition to proceed towards an outline planning application, in parallel with the adjoining land holding of Whittaker & Biggs, the two sites having been regarded as an entity under ref 2320 in previous Strategic Housing Land Availability Assessments.


This encompassed meetings with Cheshire East Council, Congleton Town Council, The Congleton Partnership and a public exhibition.

The sites have subsequently been included within strategic site Congleton 4, in the 2012 SHLAA and emerging planning strategy of Cheshire East Council in demonstrating its 5 year land supply.

The purpose of this letter is to thank you for your previous interest and to let you know that an application has now been submitted.

Should you require any further information then please let us know.

Yours sincerely



P N BENTLEY
for VWB ARCHITECTS

PARTNERS:

Philip N Bentley Dip Arch RIBA

David G Werrell BSc (Hons) BArch (Wales) RIBA

ASSOCIATES:

Robert W Jones HNC (Bldg Tech)

Janet A Brennan HNC (Bldg Tech) CIAT

Brian Hogan

From: CLARKE, Allan <Allan.Clarke@cheshireeast.gov.uk>
Sent: 19 February 2013 10:59
To: TOPPING, David (Councillor)
Cc: j-parry@hotmail.co.uk; Brian Hogan; MCGIFFORD, David
Subject: FW: Back Lane Playing Fields
Attachments: VG41 Back Lane Congleton.pdf; ATT00001.txt

Dear Cllr Topping,

With reference to the e-mail below and attachment. I can confirm Back Lane has Village Green status Register Unit VG41.

Thanks,

Kind Regards,

Allan

Allan Clarke
Senior Planning Officer
Spatial Planning and Housing
Cheshire East Council
E-mail: Allan.Clarke@cheshireeast.gov.uk
Telephone: 01270 685679



New Cheshire East Local Plan:

Latest news and information online at www.cheshireeast.gov.uk/localplan



From: Glyn Willson
Sent: 19 February 2013 09:10
To: CLARKE, Allan
Cc: MCGIFFORD, David
Subject: RE: Back Lane Playing Fields

Good Morning Allan

Sorry for the delay in responding as I have been on leave.

I can confirm Back Lane has Village Green status Register Unit VG41 map attached herewith.

Regards

Glyn

Glyn Willson
Records Clerk
Cheshire West & Chester Council

Telephone: 01244 972592
Email: glyn.willson@cheshirewestandchester.gov.uk
Location: 3rd Floor, Goldsmith House, Chester CH1 1SE
Visit: cheshirewestandchester.gov.uk

