



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



9th July 2015

Dear Councillor

Planning Committee Meeting – Thursday 16th July 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 16th July 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 presentation by Richborough Estates prior to the Planning Committee, commencing at 6.30 p.m.**

Yours sincerely

Brian Hogan
TOWN CLERK

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 18th June 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.

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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 19th and 26th June and 3rd July 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 5.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 18th JUNE 2015**

PRESENT Councillor L. D. Barker - Chairman
J G Baggott
P Bates
R. Boston
C Booth
P Broom
G R Edwards
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs. J. D. Parry
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, Mrs D Allen, Mrs A L Armitt, D. T. Brown, G. P. Hayes, H. Richards, G. S. Williams.

2. **MINUTES**

PLN/3/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 4th June 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.

Councillors Bates and Wardlaw declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/4/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 5th June 2015

15/2438C	Diglake Farm, Buxton Road, Congleton, CW12 3PE	NO OBJECTION
15/2471C	1 Park Lane, Congleton, CW12 3DN	NO OBJECTION
15/2524C	2 – 4 Moody Street, Congleton, CW12 4AP	NO OBJECTION
15/2534C	8 – 10 West Street, Congleton, CW12 1JS	NO OBJECTION
15/2567C	16A Lawton Street, Congleton, CW12 1RP	NO OBJECTION
15/2447T	Buckingham House, 3 West Street, Congleton	NO OBJECTION

Subject to usual conditions

Week ended 12th June 2015

15/2265C	Daven School, New Street, Congleton	NO OBJECTION
15/2566C	36B Sandbach Road, Congleton	NO OBJECTION
15/2691C	124 Biddulph Road, Congleton	NO OBJECTION
15/2639D	20 Rood Hill, Congleton	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

L D Barker (Chairman)

Planning Applications Registered Weekly List

Week Ending 19th June 2015

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2736T	15 June 2015	Anne Donkin	Congleton West (2011)
Applicant	Chester DBF			
Agent	Frankland Tree Services Ltd			
Location	THE RECTORY, 14, CHAPEL STREET, CONGLETON, CW12 4AB			
Proposal	G1 Group of holly and self-set ash (close to wall)- fell all ash			
Comments Deadline				

2 *

	App No	Registration Date	Case Officer	Ward
	15/2702D	11 June 2015	Edward Cratchley	Congleton East
Applicant	Jim Rowley			
Agent	Philip Kelsall Associates			
Location	30, WILLIAM STREET, CONGLETON, CW12 2EY			
Proposal	Discharge of condition No 5 of 15/0108C			
Comments Deadline				

Planning Applications Registered Weekly List

Week Ending 26th June 2015

3*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2896C	25 June 2015	Robert Law	Congleton East
Applicant	Mr and Mrs P C Davenport			
Agent	A.E. PLANNING CONSULTANTS			
Location	6, BOUNDARY LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3HZ			
Proposal	Proposed Demolition of Domestic Garage/Storage Building and the Erection of a Replacement Garage and Storage Building			
Comments Deadline	22 July 2015			

4*

	App No	Registration Date	Case Officer	Ward
	15/2899C	24 June 2015	Edward Cratchley	Congleton West (2011)
Applicant	RBS			
Agent	Styles and Wood Ltd			
Location	46, HIGH STREET, CONGLETON, CW12 1BD			
Proposal	Installation of the following advertisements: 2no. A0 light posters behind glazing.			
Comments Deadline	17 July 2015			

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2843T	22 June 2015	Anne Donkin	Congleton East
Applicant	Mr Roderick Walley			
Agent				
Location	Newlands, 36 Park Lane, Congleton, CW12 3DG			
Proposal	Fell & Remove Hawthorne Tree, Prune Copper Beech by 25%, Prune Leylandi by 25%, Prune Holly Tree by 25% and Prune Willow by 25%			
Comments Deadline				

6

	App No	Registration Date	Case Officer	Ward
	15/2890D	25 June 2015	Edward Cratchley	Congleton East
Applicant	LEVIS FINNEY			
Agent	ph architecture			
Location	Land between 1 & 1A Wharfedale Rd Congle			
Proposal	Discharge of Conditions 1, 2, 4, 5 and 8 on Approved application 14/3103C.			
Comments Deadline	02 July 2015			

Planning Applications Registered Weekly List

Week Ending 3 July 2015

7.

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2946C	29 June 2015	Nick Hulland	Congleton Town West
Applicant	Siemens Plc			
Agent	Rapleys LLP			
Location	4 EATON BANK, CONGLETON			
Proposal	Prior Notification of Proposed Demolition of Warehouse/Workshop Building			
Comments Deadline	29 June 2015			

8.

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3070C	07 July 2015	Paul Wakefield	Congleton West (2011)
Applicant	Miller Homes			
Agent	Sedgwick Associates			
Location	Siemnes House Varye Raod, Congleton CW12 1PH			
Proposal	Reserved matters approval for the erection of 75 dwellings and creation of public openspace on application 14/2049C			
Comments Deadline	28 July 2015			

9*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2973C	01 July 2015	Edward Cratchley	Congleton East
Applicant	Mrs Kerry Locke			
Agent	P A Taylor Plans			
Location	27, The Parklands, Congleton, Cheshire East, CW12 3DS			
Proposal	Front Roof Extension and Alterations to the side			
Comments Deadline	22 July 2015			

10*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2982C	30 June 2015	Edward Cratchley	Congleton East
Applicant	P Barnett			
Agent				
Location	8, BRIDGE ROW, CONGLETON, CW12 2QX			
Proposal	Prior Approval of Conservatory extending 4.1m beyond the rear wall, maximum height of 3.5m and eaves height of 2.3m			
Comments Deadline	21 July 2015			

11*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/3002C	01 July 2015	Edward Cratchley	Congleton West (2011)
Applicant	Mr I Downing			
Agent	DLH Design Associates UK Ltd			
Location	19 , Lower Meadow Drive, Congleton, Cheshire East, CW12 4UX			
Proposal	Rear Single Storey Extension			
Comments Deadline	23 July 2015			

12*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2860T	02 July 2015	Anne Donkin	Congleton East
Applicant	Mr Peter Darbyshire			
Agent				
Location	5 , Cedar Court, Congleton, Cheshire, CW12 3JP			
Proposal	Copper Beech - 10% crown reduction			
Comments Deadline				

Mr B Hogan,
Clerk to Congleton Town Council
TOWN HALL
HIGH STREET
CONGLETON
CONGLETON
CHESHIRE
CW12 1BN

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

Please ask for: **Edward Cratchley**
Direct dial: **01270 686731**
Fax:

E-Mail: planning@cheshireeast.gov.uk

Dear Sir/Madam

Date: **26-Jun-2015**

TOWN AND COUNTRY PLANNING ACT 1990
Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application

Application No: **15/2899C**
Proposal: **Installation of the following advertisements: 2no. A0 light posters behind glazing.**
Location: **46, HIGH STREET, CONGLETON, CW12 1BD**
National Grid Ref: **385905 362870**

The application form and plan(s) relating to this application are available for viewing online
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **17-Jul-2015**. In order to aid our electronic processes please email your comments to planning@cheshireeast.gov.uk. **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 09 July 2015

The decision on the application will be posted on the Planning pages of our website www.cheshireeast.gov.uk where you will also be able to view a copy of the Decision Notice.

Yours faithfully

Edward Cratchley

Planning Assistant
Development Management

**Mr B Hogan,
Clerk to Congleton Town Council
TOWN HALL
HIGH STREET
CONGLETON
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CHESHIRE
CW12 1BN**

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Crewe
CW1 9HP

Please ask for: **Edward Cratchley**
Direct dial: **01270 686731**

Fax:

E-Mail: planning@cheshireeast.gov.uk

Dear Sir/Madam

Date: **01-Jul-2015**

TOWN AND COUNTRY PLANNING ACT 1990
Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application

Application No: **15/2973C**
Proposal: **Front Roof Extension and Alterations to the side**
Location: **27, The Parklands, Congleton, Cheshire East, CW12 3DS**
National Grid Ref: **387203 362592**

The application form and plan(s) relating to this application are available for viewing online
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **22-Jul-2015**. In order to aid our electronic processes please email your comments to planning@cheshireeast.gov.uk. **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity to comment at appeal stage.

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 14 July 2015

The decision on the application will be posted on the Planning pages of our website www.cheshireeast.gov.uk where you will also be able to view a copy of the Decision Notice.

Yours faithfully

Edward Cratchley

Planning Assistant

CEPCO1parish

Mr B Hogan,
Clerk to Congleton Town Council
TOWN HALL
HIGH STREET
CONGLETON
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CHESHIRE
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Development Management
PO Box 606
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Earle Street
Crewe
CW1 9HP

Please ask for: **Edward Cratchley**
Direct dial: **01270 686731**
Fax:
E-Mail: planning@cheshireeast.gov.uk

Dear Sir/Madam

Date: **02-Jul-2015**

TOWN AND COUNTRY PLANNING ACT 1990
Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application

Application No: **15/3002C**
Proposal: **Rear Single Storey Extension**
Location: **19 , Lower Meadow Drive, Congleton, Cheshire East, CW12
4UX**
National Grid Ref: **385307 363262**

The application form and plan(s) relating to this application are available for viewing online
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **23-Jul-2015**. In order to aid our electronic processes please email your comments to planning@cheshireeast.gov.uk. **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity to comment at appeal stage.

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 15 July 2015

The decision on the application will be posted on the Planning pages of our website www.cheshireeast.gov.uk where you will also be able to view a copy of the Decision Notice.

Yours faithfully

Edward Cratchley

Mr B Hogan,
Clerk to Congleton Town Council
TOWN HALL
HIGH STREET
CONGLETON
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CHESHIRE
CW12 1BN

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

Please ask for: **Olivia Williams**
Direct dial: **0300 123 5014**
Fax:
E-
Mail: olivia.williams@cheshireeast.gov.uk

Dear Sir/Madam

Date: **08-Jul-2015**

TOWN AND COUNTRY PLANNING ACT 1990
Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application

Application No: **15/3039C**
Proposal: **Replacement dwelling (from four bedroom detached to four bedroom detached with separate garage).**
Location: **Threeways, Pedley Lane, Congleton, CW12 3QD**
National Grid Ref: **389946 363752**

The application form and plan(s) relating to this application are available for viewing online
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **06-Aug-2015**. In order to aid our electronic processes please email your comments to planning@cheshireeast.gov.uk. **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 21 July 2015

The decision on the application will be posted on the Planning pages of our website www.cheshireeast.gov.uk where you will also be able to view a copy of the Decision Notice.

Yours faithfully

Olivia Williams

**Planning Assistant
Development Management**

Mr B Hogan,
Clerk to Congleton Town Council
TOWN HALL
HIGH STREET
CONGLETON
CONGLETON
CHESHIRE
CW12 1BN

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

Please ask for: Paul Wakefield
Telephone: 01625 383710
E-Mail: paul.wakefield@cheshireeast.gov.uk

Dear Sir/Madam

Date: 07-Jul-2015

TOWN AND COUNTRY PLANNING ACT AND ORDERS PLANNING CONSULTATION

Application No: 15/3070C
Proposal: Application for reserved matters approval (access, layout, scale, appearance and landscaping) for the erection of 75No. dwellings and creation of public open space on application 14/2049C
Location: Land at SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE, CW12 1PH
National Grid Ref: 386681 364065

I would be grateful for your observations on this proposal. The application form and plan(s) are available online by using the link below, selecting Application Details and View Documents:

http://www.cheshireeast.gov.uk/environment/planning/development_control/commenting_on_applications/viewing_planning_applications.aspx

or if you are viewing this correspondence electronically [please click here](#).

If you have not agreed to view forms and plans online, a copy of the documents relating to the above application are enclosed with this letter.

We will normally make our decision within 8 weeks of receiving the application. For your views to be considered, I need to receive your comments by **28-Jul-2015**. In order to aid our electronic processes please email your comments to planning@cheshireeast.gov.uk. Any comments must be contained within the email and not submitted as an attachment. Your assistance in providing comments in this format is appreciated.

The decision on the application will be posted on the Planning pages of our website www.cheshireeast.gov.uk.

Yours faithfully

Paul Wakefield

Principal Planning Officer