



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



7th October 2014

Dear Councillor

Planning Committee Meeting – Thursday 16th October 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 16th October 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.

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 25th September 2014 (copy enclosed).

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where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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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 week ending 26th September and 3rd October 2014 (copy 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.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 25th SEPTEMBER 2014

PRESENT Councillor L. Barker (Chairman)
G. Baxendale
D. T. Brown
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
Mrs. E. Wardlaw

Approximately 10 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, P. Bates, Ms. L. Bours, R. I. Brightwell, J. S. Crowther, G. R. Edwards, N. T. Price, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/13/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd September 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.

Councillor G. Baxendale declared a "non pecuniary" interest due to his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/14/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 5th September 2014

14/3984C	Hightown Corn Mills, Congleton, CW12 3JT	NO OBJECTION
14/4049C	81 Leek Road, Congleton, CW12 3HX	NO OBJECTION
14/4050C	Dane Lodge, Wards Lane, Congleton, CW12 3LN	NO OBJECTION

14/4055C High Bank, Tommys Lane, Congleton, CW12 3LN
14/4045T 73 Park Lane, Congleton, CW12 3DD

NO OBJECTION
NO OBJECTION
Subject to usual conditions

Week ended 12th September 2014

14/4095C 16 Nelson Street, Congleton, CW12 4BS

NO OBJECTION

14/3649C Land West of Padgbury Lane, Congleton, CW12 4LR

REFUSE

14/3657C Land West of Padgbury Lane, Congleton, CW12 4LR

REFUSE

Councillor Brown declared a "non pecuniary" interest due to his membership of Cheshire East Council and did not vote on applications 14/3649C and 14/3657C

Representatives from Protect Congleton and the West Heath Action Group and Cheshire East Councillor Domleo spoke in objection to the applications.

REFUSE – DUE TO THE FOLLOWING REASONS -

Planning applications 14/3649C – 120 Dwellings and 14/3657C 150 Dwellings

Saved CBC policies

1. PS8

The site selected is designated in Open Countryside and as such the development fails to comply with this policy and is unacceptable. The applicant also fails to demonstrate clearly that they are exempt from this policy in that this is essential to the local needs and the rural economy

2. H6

The planned site is in Open Countryside as indicated in the Congleton Borough Council Local plan and the proposed development fails to comply with any of the categories within this policy

3. GR 19

The proposal suggests that the infra-structure present is adequate and no additional improvements or expenditure is required in the immediate vicinity. However, this statement is implausible and contrary to GR19 as the egress from Padgbury Lane to Newcastle Road is very difficult, particularly in the rush hour as the additional traffic emanating from the proposed dwellings would add significantly to this problem, and would place an undue burden on the existing infra-structure at this junction.

4. Vehicular Access

The proposal suggests there will be no material traffic impacts associated with the development; however, the Highways Manager stated that by introducing the traffic generation figures from these proposed developments as a cumulative total and by adjusting the distribution pattern to a more realistic level, the highway authority demonstrated that the developments would have a severe impact on a number of junctions along the A34 corridor.

5. Local Plan

The Local Plan has been submitted and is now at the examination stage and as such its contents are relevant

The Local Plan designates housing and employment sites to the north of Back Lane and Radnor Park, Padgbury Lane however, is not identified as a strategic site or location

Week ended 19th September 2014

14/3935C	9 Vale Walk, Congleton, CW12 4AL	NO OBJECTION
14/4179C	111 Longdown Road, Congleton, CW12 4QR	NO OBJECTION
14/4199C	71 Longdown Road, Congleton, CW12 4QH	NO OBJECTION
14/4229C	124 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION
14/4232C	Land adj. 9B Fol Hollow, Congleton, CW12 4HT	NO OBJECTION
14/4236C	Quinta Primary School, Congleton, CW12 4LX	NO OBJECTION
14/4263C	16 Longdown Road, Congleton, CW12 4QJ	NO OBJECTION
14/4329C	1 High Street, Congleton, CW12 1BN	NO OBJECTION
14/4330C	1 High Street, Congleton, CW12 1BN	NO OBJECTION

6. **PLANNING APPEALS**

The following appeal was reported.

Application No. 13/3764C - Appeal Ref: APP/R0660/A/14/2214018 –
Land Off Waggs Road, Congleton – Erection of 104 Residential Dwellings

L. D. Barker (Chairman)

Planning Applications Registered Weekly List

Week Ending 26/09/14

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
	14/4292C	22 September 2014	Nick Hulland	Congleton East
Applicant	L Buxton			
Agent	Philip Kelsall Associates			
Location	11, Wensleydale Avenue, CONGLETON, Congleton, Cheshire, CW12 2DE			
Proposal	Single Storey Front Extension			
Comments Deadline	16 October 2014			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4323C	19 September 2014	Robert Law	Congleton East
Applicant	Guy Brittan			
Agent				
Location	THROSTLES NEST INN, 11, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DW			
Proposal	Proposed change of use from existing public house to 3 no. two bedroom dwellings to the main building and a refurbishment of an existing outbuilding within the curtilage of the application site, to a two bedroom detached dwelling.			
Comments Deadline	22 October 2014			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4375C	18 September 2014	Adam Barnes	Congleton East
Applicant	Mr S Alum			
Agent	Admoor Technical Designs			
Location	10, PARNELL SQUARE, HILLARY AVENUE, CONGLETON, CHESHIRE, CW12 3EQ			
Proposal	Proposed re-opening of property with existing A5 use as fast food take away with new exhaust stack to rear new signs to front and side elevations and roller shutter blinds to shop windows			
Comments Deadline	17 October 2014			

4 *

	App No	Registration Date	Case Officer	Ward
	14/4392T	19 September 2014	Anne Donkin	Congleton West (2011)
Applicant	Mr J Carey			
Agent	Pointon			
Location	32, SANDBACH ROAD, CONGLETON, CHESHIRE, CW12 4LA			
Proposal	Removal of tree (T1)Monkey puzzle due to hazzard and damage to side wall.			
Comments Deadline	25 July 2014			

5 *

	App No	Registration Date	Case Officer	Ward
	14/4303D	16 September 2014	Nick Hulland	Congleton East
Applicant	Mr & Mrs Simmons			
Agent				
Location	27, Leek Road, Congleton, Cheshire, CW12 3HU			
Proposal	Discharge of condition 4 (trees) of 12/1754C - Proposed alterations and extensions			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 03.10.2014**

SOUTH AREA

6

	App No	Registration Date	Case Officer	Ward
	14/1176C	22 September 2014	Nick Hulland	Congleton West (2011)
Applicant	Mr C Garner			
Agent	Jay Ashall Associates			
Location	20, ROOD HILL, CONGLETON, CW12 1LQ			
Proposal	Listed Building Consent for Change of Use from A4 Drinking Establishment to C3 Residential - 1 Dwelling.			
Comments Deadline	30 October 2014			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1177C	22 September 2014	Nick Hulland	Congleton West (2011)
Applicant	Mr C Garner			
Agent	Jay Ashall Associates			
Location	20, ROOD HILL, CONGLETON, CW12 1LQ			
Proposal	Change of use from A4 drinking establishment to C3 Residential - One dwelling.			
Comments Deadline	30 October 2014			

8

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4379C	25 September 2014	Richard Kilbourne	Congleton West (2011)
Applicant	Mr Galbraith			
Agent	ARCHTREND DESIGN			
Location	6, CUMBERLAND ROAD, CONGLETON, CW12 4PH			
Proposal	First floor extension over garage & rear single storey & two storey extension			
Comments Deadline	24 October 2014			

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4502C	23 September 2014	Adam Barnes	Congleton East
Applicant	Mr & Mrs Cox			
Agent	David Salisbury Conservatories			
Location	HEATHER BANK FARM, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA			
Proposal	Erection of single storey timber framed garden room.			
Comments Deadline	29 October 2014			

10

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4507C	24 September 2014	Richard Kilbourne	Congleton West (2011)
Applicant	RBS			
Agent	Styles and Wood Ltd			
Location	46, HIGH STREET, CONGLETON, CW12 1BD			
Proposal	Advertisement Consent for 2 fascia signs, 2 projecting signs and 4 other signs			
Comments Deadline	24 October 2014			