



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



10th October 2012

Dear Councillor

Planning Committee Meeting - Thursday 18th October 2012

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 18th October 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.

Please note that there will be a meeting of the Finance & Policy 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 27th September 2012 (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.

Congleton

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where friends are made



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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 weeks ending 28th September and 5th October 2012 (copies 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.

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. Applications – 12/3028C Land Off The Moorings, Congleton and 12/3025C Land Off Goldfinch Close and Kestral Close, Congleton

To agree a representative to speak on behalf of the Town Council at the Cheshire East Planning Committee in respect of the above applications.

10. Any Other Business

11. 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, 27th SEPTEMBER 2012**

PRESENT Councillor L. D. Barker (Chairman)
Mrs. D. Allen
P Bates
G. Brittain
J. S. Crowther
G. R. Edwards
Mrs. A. M. Martin
D. Murphy
Mrs. J. D. Parry

1. APOLOGIES

Apologies for absence were submitted from Councillors G. Baxendale, R. I. Brightwell, D. T. Brown, G. P. Hayes, Mrs. S. A. Holland, M. J. Hutton, D. A. Parker, N. T. Price, Mrs. E. Wardlaw and Miss R. K. Williams.

2. MINUTES

PLN/16/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 6th September 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.

OUTSTANDING ITEMS

There were none

5. PLANNING APPLICATIONS

PLN/17/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week of 7th September 2012

12/2974C	29 Padgbury Lane, Congleton, CW12 4LP	NO OBJECTION
12/3131C	The Shelling, Lamberts Lane, Congleton, CW12 3AU	REFUSED – DUE TO CONCERNS ABOUT HIGHWAY ISSUES AND ACCESS ONTO LAMBERTS LANE
12/3351C	111A Canal Road, Congleton CW12 3AP	NO OBJECTION
12/3363C	Hollybush Farm, Congleton Edge Road, Congleton, CW12	NO OBJECTION

(Subject to planners checking that there is no infringement on the Green Belt)

Week ended 14th September 2012

12/3258C	Mossley Primary School, Boundary Lane, Congleton	NO OBJECTION
12/3384C	7 Delamere Road, Congleton, CW12 4PA	NO OBJECTION

12/3414C	St. Mary's Primary School, Belgrave Ave., Congleton	NO OBJECTION
Councillor D. Murphy declared a personal interest in application 12/3414C		
12/3484C	Sewage Works, Barn Road, Congleton, CW12 1LJ	NO COMMENT

Week ended 21st September 2012

12/3393C	15 Bollin Drive, Congleton, CW12 3RR	NO OBJECTION
12/3517C	Little Moss Farm, Priory Close, Congleton, CW12 3JL	REFER TO
CHESHIRE EAST FOR CLARIFICATION THAT THIS APPLICATION IS SUITABLE ON GREEN BELT LAND		
Councillors G. R. Edwards, J. S. Crowther and D. Murphy declared a personal interest in application 12/3517C		
12/3560C	7 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
12/3597C	10 Higginson Close, Congleton, CW12 3SU	NO OBJECTION
12/3497T	Rear of 7 West Street, Congleton, CW12 1JN	NO OBJECTION
Subject to usual conditions		
12/3542D	Durham Ox, 54 West Street, Congleton, CW12 1JY	NO COMMENT
12/3590D	Land Off Canal Road, Congleton	NO COMMENT
12/3141C	Base Automotive, Thomas Street, Congleton, CW12 1QU	NO OBJECTION

6. PLANNING APPEALS

None to report.

7. LICENSING APPLICATIONS

None to report.

8. HIGHWAYS ISSUES

Concerns were expressed regarding the traffic problems caused by highway closures due to maintenance. The Town Clerk was requested to write to Cheshire East to request that road closures in the Town are communicated more widely to the public. Communication could include the Congleton Chronicle, schools, local radio and the Town Council Website where appropriate.

9. ANY OTHER BUSINESS

It was noted that a letter from Tesco dated 25th September 2012 reports that they propose to open a Tesco Express convenience store at the site of the Waggon and Horses public house on West Road, Congleton. A copy of the letter will be forwarded to Town Councillors.

It was noted that the date of the Planning Committee scheduled for 24th January has been re-arranged for 31st January 2013.

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List
Week Ending 28 September 2012**

SOUTH AREA

1

	App No	Registration Date	Case Officer	Ward
21.11.12 - Southern Planning Committee	12/3536C	12 September 2012	Philippa Cockroft	Congleton West (2011)
Applicant	Mr Robert Pedley			
Agent	Adams Planning + Development Ltd			
Location	Land East of, Meadow Avenue, Congleton, Cheshire, CW12 4BX			
Proposal	Outline Application With Access For Erection Of Up To 14 No. Dwellinghouses With Ancillary Facilities And Associated Infrastructure.			
Comments Deadline	25 October 2012			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3403C	18 September 2012	Nick Hulland	Congleton West (2011)
Applicant	Regeneration One Ltd			
Agent				
Location	UNIT 7-12, RADNOR PARK INDUSTRIAL ESTATE, BACK LANE, CONGLETON, CW12 4XJ			
Proposal	Demolition of units 7-9 and creation of fenced yard area to be used for open storage. Remodelling of units 10-12 to form unit 7. Erection of fence and gates to improve security and creation of additional car parking			
Comments Deadline	24 October 2012			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3600C	20 September 2012	Nick Hulland	Congleton East
Applicant	Jean Seddon			
Agent	VWB Architects			
Location	Springbank, UNDER RAINOW ROAD, CONGLETON, CHESHIRE, CW12 3PN			
Proposal	Proposed Garden Room as extension to single storey dwelling (amendment to implemented consent Ref 09/3012C)			
Comments Deadline	25 October 2012			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3628C	19 September 2012	Julian Broadhurst	Congleton East
Applicant	MRS JOYCE MEINHARDT			
Agent				
Location	17, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU			
Proposal	Erection Of Single Storey Outhouse (Retrospective)			
Comments Deadline	16 October 2012			

**Planning Applications Registered Weekly List
Week Ending 28 September 2012**

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3650C	21 September 2012	Nick Hulland	Congleton East
Applicant	Oracle Care Ltd			
Agent	Browne Jacobson LLP			
Location	BRUNSWICK HOUSE, 52, BRUNSWICK STREET, CONGLETON, CHESHIRE, CW12 1QF			
Proposal	Change of use of property from residential dwelling house (C3) to residential institution (C2) for 7 residents			
Comments Deadline	24 October 2012			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3668C	24 September 2012	Robert Law	Congleton East
Applicant	Andrew Eaton			
Agent	Visualise UK			
Location	5A, NURSERY LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3EX			
Proposal	Variation of Condition 3 on Planning Application 12/0066C			
Comments Deadline	18 October 2012			

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3638T	20 September 2012	Anne Donkin	Congleton West (2011)
Applicant	MR GARETH GOWING			
Agent				
Location	5, THE MOUNT, CONGLETON, CW12 4FD			
Proposal	REMOVAL OF TWO SILVER BIRCH TREES			
Comments Deadline	24 September 2012			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3639T	20 September 2012	Anne Donkin	Congleton East
Applicant	MR ANDREW HUNT			
Agent				
Location	31, HULTON CLOSE, CONGLETON, CW12 3TF			
Proposal	OAK TREE & SYCAMORE TREE REQUIRE TRIMMING			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 28 September 2012**

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	App No	Registration Date	Case Officer	Ward
	12/3669D	24 September 2012	Robert Law	Congleton East
Applicant	Andrew Eaton			
Agent	Visualise UK			
Location	5A, NURSERY LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3EX			
Proposal	Discharge of Conditions 3, 4 and 7 on Application 12/0066C			
Comments Deadline				

10 *

	App No	Registration Date	Case Officer	Ward
	12/3670D	24 September 2012	Richard Kilbourne	Congleton East
Applicant	Christopher Eaton			
Agent	Visualise UK			
Location	7, NURSERY LANE, CONGLETON, CHESHIRE, CW12 3EX			
Proposal	Discharge of Conditions 3, 4, 5, 6, 8 and 9 on Application 12/1917C			
Comments Deadline				

**Planning Applications Registered Weekly List
Week Ending 05.10.2012**

SOUTH AREA

11

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3645C	20 September 2012	Philippa Cockroft	Congleton West (2011)
Applicant	Quinn Insurance Ltd			
Agent	DWF LLP			
Location	LAND NORTH OF BANKY FIELDS, CONGLETON			
Proposal	Extension to Time to approval 09/2439C for Four Detached Dwellings with Associated Garages and Private Drive Access			
Comments Deadline	31 October 2012			

12 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/3713C	25 September 2012	Nick Hulland	Congleton East
Applicant	Mr & Mrs Hitchen			
Agent	ARCHTREND DESIGN			
Location	72, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HU			
Proposal	Single Storey Rear and Side Extension			
Comments Deadline	22 October 2012			
