



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



11th June 2015

Dear Councillor

Planning Committee Meeting – Thursday 18th June 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 18th June 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 meeting of the Town Hall Committee after the Planning Committee, commencing at 7.30 p.m.

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 4th 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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where friends are made

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) List for week ending 5th June 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 4.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 4th JUNE 2015**

PRESENT Councillor L. D. Barker - Chairman
N. Adams
Mrs S Akers Smith
Mrs D S Allen
Mrs A L Armitt
J G Baggott
P Bates
C Booth
P Broom
G R Edwards
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs. J. D. Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors R Boston, D T Brown, G. P. Hayes, H. Richards, Mrs E. Wardlaw and G. Williams.

2. **MINUTES**

PLN/1/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 2nd April 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.

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

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/2/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 8th May 2015

15/1957C	88 Waggs Road, Congleton, CW12 4BU	NO OBJECTION
15/1972C	Quarry Cottage, Tunstall Road, Congleton, CW12 3PW	NO OBJECTION
15/2030C	17 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
15/2059C	Cloud View, Weathercock Lane, Congleton, CW12 3PS	NO OBJECTION

Week ended 15th May 2015

15/2011C 9 Leek Road, Congleton, CW12 3HU NO OBJECTION
15/2119C War Memorial Hospital, Congleton, CW12 3AR REFUSE
Cheshire East be requested to review this retrospective application to re-locate the cabin onto a more suitable area of the site as the existing cabin overlooks housing and intrudes on their privacy
Councillor Morrison declared a "non pecuniary" interest in application 15/2119C
15/2124C Buckingham House, 3 West Street, Congleton, CW12 NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 15/2124C
15/2125C Buckingham House, 3 West Street, Congleton, CW12 NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 15/2125C

Week ended 22nd May 2015

15/2099C Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY

Planning Application 15/2099C – 250 Dwellings

Recommended refusal for the following reasons:-

Congleton Borough Council saved policies

1. PS8 Open Countryside

The proposed development fails to meet any of the criteria set out in PS8; in particular it cannot be shown that it is controlled infilling as the proposed site is outside the settlement zone.

2. H6 Residential Development in Open Countryside and the Green Belt

The development fails to meet any of the provisions set out in H6 in that the proposal is not limited infill within the boundary line; it is major proposal for 250 dwellings outside the settlement zone

Cheshire East Council

3. SHLAA

The proposed site is designated in the SHALAA 2012 as site 2549 which is designated as not currently developable

The definition of not currently developable is where it is not known when a site could be developed. This may be for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

4. Cheshire East Core Strategy

The proposed site is not in an area designated in the emerging CEC Local Plan as one of the strategic locations for housing and would be contrary to the Local plan as it is not part of the site allocation and development policies near to the route of the Congleton Link Road. The proposed development then would prejudice the achievement of the Plan's objectives and would frustrate the financial viability of the Link Road and as such should be rejected

5. Unacceptable Increases in Traffic

Buxton Road is already a very busy and congested road, the increase in traffic emanating from the proposed development would be detrimental to the safe and efficient operation of the highway and adversely affect the free flow of traffic on Buxton Road heading towards the Town Centre

15/2140C	40 Daisybank Drive Congleton, CW12 1LX	NO OBJECTION
15/2232C	Land at Mossley House, Biddulph Road, Congleton	NO OBJECTION
Councillor Edwards declared a "non pecuniary" interest in application 15/2232C		
15/2340C	38 Birch Road, Congleton, CW12 4NR	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

L D Barker (Chairman)

**Planning Applications Registered Weekly List
Week Ending 5 June 2015**

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2438C	28 May 2015	Nick Hulland	Congleton East
Applicant	Susan Mitchell			
Agent	GDA Design Associates Ltd			
Location	Diglake Farm, Buxton Road, Congleton, Cheshire East, CW12 3PE			
Proposal	Application for prior notification of agricultural or forestry development - proposed building - Agricultural Storage Building			
Comments Deadline	24 June 2015			

2 *

	App No	Registration Date	Case Officer	Ward
	15/2471C	27 May 2015	Claire Coombs	Congleton East
Applicant	Bestway Group			
Agent	Futurama Signs Ltd.			
Location	1, PARK LANE, CONGLETON, CW12 3DN			
Proposal	2 x Internally Illuminated Fascia, 1 x Non Illuminated Fascia, 2 x Internally Illuminated Projector, 1 x Square Ali Panel and 2 x Window Vinyl Graphics			
Comments Deadline	22 June 2015			

3 *

	App No	Registration Date	Case Officer	Ward
	15/2524C	01 June 2015	Nick Hulland	Congleton West (2011)
Applicant	M.L. Brindley			
Agent	VWB Architects			
Location	2-4, MOODY STREET, CONGLETON, CW12 4AP			
Proposal	Enlargement of dwelling in the form of single storey extension and porch, including partial demolition comprising existing single storey rear section and removal of chimney.			
Comments Deadline	02 July 2015			

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	App No	Registration Date	Case Officer	Ward
	15/2534C	01 June 2015	Philippa Radia	Congleton West (2011)
Applicant	Churchside			
Agent	Lockside Design Partnership			
Location	8-10, WEST STREET, CONGLETON, CW12 1JS			
Proposal	Change of Use from Offices to Residential including demolition of wcs and stores to rear			
Comments Deadline	01 July 2015			

**Planning Applications Registered Weekly List
Week Ending 5 June 2015**

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	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2567C	02 June 2015	Philippa Radia	Congleton West (2011)
Applicant	Mr R Pickering			
Agent	Mr Sean Langley			
Location	16A, LAWTON STREET, CONGLETON, CW12 1RP			
Proposal	Resubmission of 14/5246C - Redevelop existing retail unit and increase the number of residential units from 1-3. Including a loft conversion and the erection of a 4 storey extension to the rear with a utility staircase for separated access			
Comments Deadline	09 July 2015			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2447T	26 May 2015	Anne Donkin	Congleton West (2011)
Applicant	simon Harvey-Oates			
Agent				
Location	Buckingham House, 3, WEST STREET, CONGLETON, CHESHIRE			
Proposal	Horse chestnut tree located next door at number 7 West Street Congleton The tree abuts the party wall. Reduce the property side by 2 meters to minimise encroachment. Limb leading over the neighbours side would need to be reduced in order to balance crown			
Comments Deadline	24 June 2015			