



Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



11th February 2014

Dear Councillor

Planning Committee Meeting - Thursday 20th February 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 20th February 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.

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 23rd January 2014 (copy enclosed).

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



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 weeks ending 24th and 31st January and 7th February 2014 (copies 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.

APP/R0660/A/14/2212276 – 13/2501C – Land Off Newcastle Road, Congleton – This appeal will be dealt with by written representation and a site visit by an Inspector from the Planning Inspectorate (copy letter enclosed).

7. Highways Issues

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

8. Tree Preservation Order - Loachbook Farm, Congleton

To note the Tree Preservation Order in respect of the above (copy enclosed).

9. Congleton Link Road Consultation

To consider a report by the Town Clerk dated 28th January 2014 (copy enclosed).

10. 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 23rd JANUARY 2014**

PRESENT Councillor Mrs. A. M. Martin (Chairman)
Mrs D Allen
P. Bates
G. Baxendale
R. I. Brightwell
D. T. Brown
G R. Edwards
G. P. Hayes
D. Murphy
D. A. Parker
Mrs. J. D. Parry
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours, J.S. Crowther, N.T. Price, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/27/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 9th January 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 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/28/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 10th January 2014

13/5191C	1-7 Colehill Bank, Congleton, CW12 3AD	NO OBJECTION
	Concern though at lack of parking	
13/5215C	Congleton High School, Congleton, CW124NS	NO OBJECTION
14/0023C	3 Edge View Road, Congleton, CW12 3JQ	NO OBJECTION
14/0036C	53 Rood Hill, Congleton, CW12 1NA	NO OBJECTION
14/0074C	Moss Inn, Canal Road, Congleton, CW12 3AT	NO COMMENT
14/0107C	Springbank, Dial Lane, Congleton, CW12 3QJ	NO COMMENT
14/0068T	The Rambles, Biddulph Road, Congleton	NO OBJECTION
		Subject to usual conditions
13/5117C	Pulse Fitness, Radnor Park, Congleton CW12 4TR	NO OBJECTION

Week ended 17th January 2014

14/0088C	Astbury Mere Care Home, Newcastle Road, CW12 4HP	NO OBJECTION
13/5177C	Lower Park Street Mill, Lower Park St, CW12 1EH	NO OBJECTION
14/0226C	70-72 Lawton Street, Congleton, CW12 1rs	NO OBJECTION
	Councillors Bates and Hayes declared a "non pecuniary" interest in application 14/0226C	
14/0193C	18 Chestnut Drive, Congleton, CW12 4UD	NO OBJECTION
14/0201C	Wharf Inn, 121 Canal Road, Congleton, CW12 3AP	NO OBJECTION
14/0203C	Silver Springs, Under Rainow Rd, Congleton, CW12 3PN	NO OBJECTION
14/0278C	56 Leek Road, Congleton, CW12 3HU	NO OBJECTION

6. **PLANNING APPEALS**

12/3536C – Land East of Meadow Avenue Congleton – It was noted the Planning Inspector had been informed that the appeal had been withdrawn and no further action would be taken on the matter

13/2954C Noted that the application to demolish Hawthorne Cottage and erect 49 dwellings at Canal Side Farm considered at the Strategic Planning Board on the 23rd January was refused.

7. **HIGHWAYS ISSUES**

None to report.

8. **LIAISON WITH SOMERFORD PARISH COUNCIL**

The committee considered the notion of setting up a working group to meet quarterly with members of nearby parish councils to discuss arrange of issues

PLN/28/1314 RESOLVED:-

- a. That a Working Group be set up consisting of two councillors to be invited from each Parish and the Town Council

- b. Cllr Edwards in conjunction with the Town Clerk to agree the terms of reference for the Working Group

9. **ANY OTHER BUSINESS**

Correspondence was noted from Cheshire West and Chester Council giving information on the submission of their Local Plan to the Secretary of State for communities and Local government on the 23rd December 2013, was noted.

Mrs A.M. Martin (Chairman)

Planning Applications Registered Weekly List
W/e 24/01/14

SOUTH AREA

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0089C	17 January 2014	Philippa Cockroft	Congleton West (2011)
Applicant	Mr M Dietz			
Agent	A E PLANNING CONSULTANTS			
Location	DURHAM OX, 54, WEST STREET, CONGLETON, CW12 1JY			
Proposal	Two storey extension to provide a one bedroom flat, parking and refuse store			
Comments Deadline	20 February 2014			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0237C	10 January 2014	Nick Hulland	Congleton East
Applicant	Linda Fitzpatrick			
Agent	Peter Davis Designs			
Location	5, PARTRIDGE CLOSE, CONGLETON, CW12 3FD			
Proposal	Take down a conservatory, construct a garden room. (Same footprint except for additional chimney breast and flue).			
Comments Deadline	19 February 2014			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0264C	10 January 2014	Robert Law	Congleton East
Applicant	Mr R Wakefield			
Agent				
Location	42a, BOUNDARY LANE, CONGLETON, CW12 3JA			
Proposal	Non Material amendment 11/1876C - Change window of rear elevation			
Comments Deadline	24 January 2014			

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0308C	15 January 2014	Robert Law	Congleton West (2011)
Applicant	MORRIS HOMES NORTH LTD			
Agent				
Location	LAND OFF BROOK STREET, CONGLETON, LAND OFF, BROOK STREET, CONGLETON, CHESHIRE			
Proposal	Variation of conditions 2 (Arboricultural implications) and 24 (Vehicular access) as to plan 882/P/PL01 rev K on approved application 12/0410C (residential development for 54 dwellings)			
Comments Deadline	19 February 2014			

Planning Application Registered Weekly List Week ending 31st January 2014

5 & 6

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0312C	08 January 2014	Philippa Cockroft	Congleton West (2011)
Applicant	Patrick Hurst			
Agent	cs design consultants			
Location	12, SILK STREET, CONGLETON, CW12 4DJ			
Proposal	Demolition of warehouse (Conservation Area Consent)			
Comments Deadline	26 February 2014			

Planning Applications Registered Weekly List Week ending 7th February 2014

5 & 6

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0254C	15 January 2014	Philippa Cockroft	Congleton West (2011)
Applicant	Patrick Hurst			
Agent	cs design consultants			
Location	12, SILK STREET, CONGLETON, CW12 4DJ			
Proposal	Demolition of warehouse and the erection of 5 terraced houses.			
Comments Deadline	06 March 2014			

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0395C	20 January 2014	Adam Barnes	Congleton West (2011)
Applicant	Mr & Mrs Winkle			
Agent	ARCHTREND DESIGN			
Location	51, LONGDOWN ROAD, CONGLETON, CW12 4QH			
Proposal	First floor extension over garage; two storey side and front extension; single storey front and rear extension.			
Comments Deadline	24 February 2014			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0412C	28 January 2014	Adam Barnes	Congleton East
Applicant	D SLATER			
Agent	DLH Design Associates UK Ltd			
Location	37, Bailey Crescent, Congleton, Congleton, Cheshire, CW12 2EN			
Proposal	AMENDMENT TO APPROVED APPLICATION REF 13/3178C FOR SIDE FACING DORMER AND SIDE FACING PORCH .			
Comments Deadline	27 February 2014			

9

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0452C	21 January 2014	Adam Barnes	Congleton East
Applicant	The Cheshire Brewhouse			
Agent	VWB Architects			
Location	Unit 3, THOMAS STREET, CONGLETON, CW12 1QU			
Proposal	Change Of Use of part of existing building to Micro Brewery			
Comments Deadline	05 March 2014			

10 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0498C	27 January 2014	Adam Barnes	Congleton West (2011)
Applicant	Miss Julie Ross			
Agent	Architectural Drafting Services			
Location	19, LONGDOWN ROAD, CONGLETON, CW12 4QH			
Proposal	Proposed Front & Rear Extension with New Side Single Garage with Internal Alterations			
Comments Deadline	25 February 2014			

11 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0503C	27 January 2014	Adam Barnes	Congleton West (2011)
Applicant	Mr George Ross			
Agent	Architectural Drafting Services			
Location	40, MELTON DRIVE, CONGLETON, CW12 4YF			
Proposal	Proposed Side Extension & Detached Garage Conversion with Link Extension Connecting to the Existing Dwelling.			
Comments Deadline	25 February 2014			

12 *

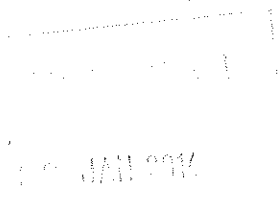
	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0396T	20 January 2014	Chris Hudson	Congleton West (2011)
Applicant	Astbury Mere Trust			
Agent	Cheshire East Council			
Location	Astbury Mere Country Park, Sandy Lane, Congleton, Cheshire, CW12 4FR			
Proposal	Compartment 2: Felling of 5 trees, 1 dead, 4 with structural defects and overhanging/leaning towards highway. Tree marked with yellow dot on west side. Compartment 3 - Felling of 3 trees. 1 with structural damage and 2 with unstable growth form adjacent t			
Comments Deadline	24 February 2014			



Cheshire East Council

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

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



Please ask for: Philippa Cockroft
Direct dial: 01270 686757
E-Mail: planning@cheshireeast.gov.uk

Dear Sir/Madam

Date: 29-Jan-2014

Application No: **13/2501C**
Proposal: **Erection of up to 9no. residential dwellings (Outline) with all matters reserved except for access**
Location: **Land off A34 Newcastle Road, Congleton, Cheshire,**

Following Refusal to Grant Planning Permission, I am writing to advise you, that an appeal has been made to the Secretary of State, in respect of the above planning application and is to be dealt with by means of Written Representations and a site visit by an Inspector from the Planning Inspectorate.

You are invited to comment on the appeal, by letter in triplicate, to the Secretary, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the appeal reference APP/R0660/A/14/2212276 within 6 weeks of the Appeal Start Date of 23 January 2014. Representations received after the deadline of 6 March 2014 will not normally be seen by the Inspector and will be returned. However, I must point out that copies of all letters will be sent to both the Appellant and the Borough Council. Any comments already made on the related application for planning permission (unless they are expressly confidential), will also be forwarded to the Planning Inspectorate and copied to the Appellant and will be taken into account in deciding the appeal. Any changes to these comments should be sent direct to the Planning Inspectorate at the above address.

A copy of the booklet 'Guide to Taking Part in Planning Appeals' is available through 'publications' on the Planning Inspectorate website at www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent. When made the appeal decision will be published on the planning portal website and can be viewed at www.planningportal.gov.uk/pcs. A copy of the Appellant's grounds of appeal is now available to view online at www.cheshireeast.gov.uk/planning or at any office of the Council which has internet viewing facilities for the public. The Council's statement will be ready to view electronically within 6 weeks of the Appeal Starting Date.

Yours faithfully

Philippa Cockroft

**Senior Planning Officer
Development Management**

Mr B Hogan
Clerk to Congleton Town Council
Town Hall
High Street
Congleton
Cheshire
CW12 1BN

DATE: 7th February 2014 OUR REF: DM/CH/56-236 YOUR REF:
Please Contact: Chris Hudson

Dear Sir/Madam,

Re: Cheshire East Borough Council (Congleton – Loachbrook Farm) Tree Preservation Order 2013

On **16th December 2013** the Council made the above Tree Preservation Order and sent you a copy.

The Council has considered whether or not the Order should be confirmed (or, in other words made permanent). **No objections** to the Order were received and other comments were made about the Order. On **7th February 2014** the Council decided:

To confirm the Order without modification

Insert reasons

The reason for this decision is that the Council considers that it is appropriate to ensure the long term protection of trees which contribute significantly to the amenity of the area.

If you disagree with our decision you can challenge it by applying to the High Court under Sections 284 and 288 of the Town and Country Planning Act 1990. You can apply to the High Court if you believe:

- (1) The order is not within the powers of the Town and Country Planning Act 1990
- (2) The requirements of the 1990 Act or Town and Country Planning (Trees) Regulations 1999 have not been met.

You must apply to the High Court within six weeks from the date of the decision.

Should you have any further queries with regard to this matter, please do not hesitate to contact me

Yours faithfully,

Chris Hudson

Principal Forestry and Arboricultural Officer

Report to Planning Committee
Thursday 20th February 2014

Link Road

The proposed Congleton Link Road reached a key point last month with the public consultation which took place from 23rd until the 25th January 2014 in the Town Hall.

With four potential routes identified, all with differing costs and effects, it is important for the Council to voice their opinion to Cheshire East Borough Council on its preferred route.

As a reminder the issues are:-

- Congestion
- Congleton used as a through route
- Poor air quality
- Potential loss of large employers
- Retention of existing employment

The options are:-

	Length miles	Cost £m	Comparison score
Red	4.2	70.9	+14
Blue	5.4	87.7	+8
Green	4.8	81.6	+6
Purple	4.8	79.7	+16

Whilst the red route maybe considered to be the cheapest option, it nonetheless, has a number of topographical problems in trying to link the development at Radnor Park with the Link Road due to the considerable variation in heights and levels of the ground. It also impacts upon the ancient woodland and has engineering challenges where it crosses the River Dane

The blue route is the most expensive and impacts on the nationally significant mineral resource at Eaton Hall Quarry

The green route is the second most expensive and impacts upon the ancient woodland and on Eaton Bank Quarry as well as having engineering challenges in the route to cross the River Dane.

The Purple option maybe considered to be the most beneficial route for the town. Lending itself to forming a natural boundary for the town and providing more practical access to Radnor Park, the Purple route will have the added benefit of keeping concerns about noise to a minimum. There are no significant engineering challenges associated with this route and it is the second cheapest option.

Concerns voiced about the proposed road and responses:-

1. The link road and associated development will destroy greenbelt land around Congleton.

The proposed development plan does not include any greenbelt land. Congleton's greenbelt is found to the South of the town – the focus of development to the North ensures the irreplaceable greenbelt is not placed under pressure.

2. The proposed level of housing and employment development is too great and the infrastructure cannot cope.

The proposed link road will integrate with the existing infrastructure in turn alleviating capacity in the town. Provision will be made for new primary schools and medical centers while there is current capacity at the high schools.

3. The proposed level of development is disproportionate, unjustified and not wanted

The level of development is proportional to development across the region and is lower than the level originally requested by the former Congleton Borough Council. The local plan when submitted to the Planning Inspectorate, if found to fall short and not provide enough housing, may make way for higher levels of speculative planning including those to the South of the town in greenbelt areas.

4. If developers are required to contribute towards funding of the link road they will increase house prices to cover costs.

It is standard practice in the UK for developers to make financial contributions towards infrastructure including highways. Property prices are dictated by market prices.

5. The link road will cause unacceptable noise and air pollution.

Congleton currently has an "air quality management area" which means it has unacceptably high levels of air pollution due to slow moving traffic. The link road will alleviate this problem and therefore improve air quality.

6. There are plenty of unused employment areas and premises in Congleton that are not being used.

A significant percentage of business owners living in Congleton have located businesses elsewhere, in addition there are a number of high profile companies choosing to expand outside the town. This is due at least in part

to a lack of adequate modern facilities in Congleton as well as congestion leading to problems for the business in terms of customers, suppliers, and employees getting in and out of town.

7. The road cannot be built until all the development has taken place in order to secure funds

There are various funding sources identified for the link road – including monies from the Community Infrastructure Levy (CIL) This is effectively a development tax across Cheshire East – which means that (If Cheshire East prioritise the project) development in Crewe and Macclesfield will also contribute towards the cost of the link road.

Brian Hogan
28.01.14