



Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



14th August 2013

Dear Councillor

Planning Committee Meeting - Thursday 22nd August 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 22nd August 2013** 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 18th July 2013 (copy enclosed).

3. Declarations of Disclosable Pecuniary Interest

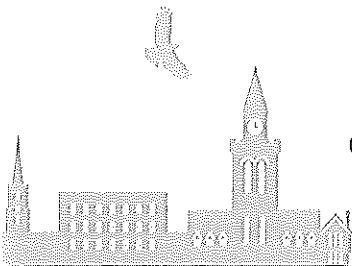
Members are requested to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become aware of it.

Congleton
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



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 19th and 26th July and 2nd August 2013 (copy 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 and Cheshire East Licensing Policy

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

To note or comment on Cheshire East Draft Licensing Policy (copy letter enclosed).

8. Highways Issues

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

9. Application 13/3078S – Environment Impact Assessment – Waggs Road

For Information Only - To note information in respect of the above.

10. Application 13/2744W – Maw Green Road, Crewe

To consider the impact of waste movement.

11. 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 18th JULY 2013**

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

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G Baxendale, Ms. L. Bours, R. I. Brightwell, G. P. Hayes, N. T. Price and Miss R. K. Williams.

2. **MINUTES**

PLN/9/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 27th June 2013 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.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/10/1314 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week ended 28th June 2013

| | | |
|--|--|--------------|
| 13/2497C | 33 Park Lane, Congleton, CW12 3DG | NO OBJECTION |
| Councillor G. R. Edwards declared a "non pecuniary" interests in | application 13/2497C | |
| 13/2501C | Land off A34 Newcastle Road, Congleton, CW12 | REFUSE ON |

THE FOLLOWING GROUNDS –

- Fails to meet the criteria set out in RC2 of the local plan
- The land provides a buffer zone to the Park, which should be maintained for environment issues.
- Unsympathetic to the character of the locality i.e. Astbury Mere.

| | | |
|----------|---|--------------|
| 13/2561C | 86 Longdown Road, Congleton, CW12 4QR | NO OBJECTION |
| 13/2622T | Chop Stix 58 Lawton Street, Congleton, CW12 1RS | NO COMMENT |

Cheshire East Specialist Officer to decide

Councillor P Bates declared a "non pecuniary" interest in application 13/2622T

Week ended 5th July 2013

| | | |
|----------|---|--------------|
| 13/2604C | Loachbrook Farm, Sandbach Road, Congleton, CW12 | NO OBJECTION |
|----------|---|--------------|

SUBJECT TO THE FOLLOWING COMMENTS BEING NOTED

1. Concern at the additional congestion the proposed development will create in Congleton and particularly the Clayton by pass. As a consequence the applicant should be required to make a substantial contribution towards the cost of building the Link Road as a means of mitigating aggravation of said congestion by the extra traffic from the 200 homes to be built on the site.
2. There is concern from United Utilities (or whoever) that the sewage system in the West Heath area is already at maximum capacity and cannot accommodate any additional foul water input. Recommended that the applicant should be required to make a substantial contribution by way of an infrastructure levy to the cost of expanding of the local sewage system.
3. CEBC to validate whether there is sufficient primary school capacity in the area for the new dwellings, and show how the validation was completed. If not the applicant should be required to make a substantial contribution to the cost of expanding the existing schools and/or building a new one.
4. The applicant should be required to make a substantial contribution towards the Congleton Public Realm Strategy because of the extra demand placed on the infra-structure in Congleton.
5. None of the houses appear to be bungalows, but Congleton has a higher than normal proportion of older people and bungalows are in short supply. The applicant should be required to build a proportion of bungalows and so meet the measurable housing needs of the local area.
6. The outline application (11/0736C) included "community facilities", but no such facilities have been proposed in the current application. The application should be refused and the applicant required to include suitable community facilities on the estate plan.

| | | |
|----------|---|--------------|
| 13/2657C | Georgie House Farm, 53 Moss Road, Congleton | NO OBJECTION |
|----------|---|--------------|

Councillors P Bates and Mrs. S. A. Holland declared "non pecuniary" interests in application 13/2657C

Week ended 12th July 2013

| | | |
|----------|--------------------------------------|--------------|
| 13/2665C | 5 Little Street, Congleton, CW12 1AR | NO OBJECTION |
| 13/2668C | 5 Little Street, Congleton, CW12 1AR | NO OBJECTION |

Councillor P Bates declared a "non pecuniary" interests in applications 13/2665C and 13/2668C

| | | |
|----------|--|--------------|
| 13/2740C | 1 Delamere Road, Congleton, CW12 4PA | NO OBJECTION |
| 13/2803C | 6 Pirie Road, Congleton, CW12 2EE | NO OBJECTION |
| 13/2621T | 9 Roseville Drive, Congleton, CW12 3LU | NO COMMENT |

Cheshire East Specialist Officer to decide

Additional List

| | | |
|----------|---|---------------|
| 13/2859C | 55 Thames Close, Congleton, CW12 3RL | NO OBJECTION |
| 13/2818C | Moss Inn, Canal Road, Congleton, CW12 3AT | REFUSE ON THE |

FOLLOWING GROUNDS

- Increased traffic volume on Canal Street. This road is not suitable for heavier traffic flow due to its two narrower road sections heading towards the town centre creating pinch points.
- Concern at safety of pedestrians on Canal Road due to the extremely narrow pavement alongside Burns Garage and the likelihood of more accidents occurring.
- The Draft Local Plan is currently available for consultation (Development Strategy for Jobs and Sustainable Communities) and the preferred sites for development are to the North West of the Town.

Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 13/2618C

6. PLANNING APPEALS

None to report.

7. LICENSING APPLICATIONS

None to report.

8. HIGHWAYS ISSUES

Information from Cheshire East dated 8th July 2013 was noted informing of the addition of footpath numbers 78, 79, 80 and 81.

9. STAFFORDSHIRE MOORLANDS DEVELOPMENT PLAN

The consultation information in respect of the above was received.

10. CHESHIRE EAST REPORT TO IDENTIFY POTENTIAL GYPSY AND TRAVELLER ACCOMMODATION

The above report was received – comments included to consider the historical routes for travellers when visiting the traditional fairs in the Borough.

11. ANY OTHER BUSINESS

Correspondence dated 17th July 2013 received from Fiona Bruce M.P. regarding a statement made to the Planning Inspector regarding The Moorings and Goldfinch Close /Kestral Close was received. The Town Clerk was requested to formally thank Fiona Bruce M.P. on behalf of the Town Council for her support.

Councillor Mrs. Martin commented that she expected several applications for large developments to be submitted in the next few weeks. The Town Clerk confirmed that if another meeting was required prior to the next scheduled meeting this would be arranged.

L. D. Barker (Chairman)

Week Ending – 19th July 2013

1*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|-------------------|--------------|----------------|
| Delegated Agenda | 13/2476C | 04 July 2013 | Nick Hulland | Congleton East |
| Applicant | Mossley Cof E Primary School | | | |
| Agent | Ian Ankers Architecture | | | |
| Location | MOSSLEY C OF E PRIMARY SCHOOL, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JA | | | |
| Proposal | Infil extension to provide an Inclusion Room | | | |
| Comments Deadline | 06 August 2013 | | | |

2*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|-------------------|--------------|----------------|
| Delegated Agenda | 13/2647C | 10 July 2013 | Nick Hulland | Congleton East |
| Applicant | Age UK Cheshire East | | | |
| Agent | | | | |
| Location | GROUND FLOOR, LOWER PARK STREET MILL, LOWER PARK STREET, CONGLETON, CHESHIRE, CW12 1EH | | | |
| Proposal | Change of use from retail/storage to A1, B1(a), A3, D1. Refurbishment of Internal Space Only. No External Alterations to Building. | | | |
| Comments Deadline | 14 August 2013 | | | |

3*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|-------------------|--------------|-----------------------|
| Delegated Agenda | 13/2886C | 04 July 2013 | Adam Barnes | Congleton West (2011) |
| Applicant | S Barlow | | | |
| Agent | Sketchplan Limited | | | |
| Location | 25, THIRLMERE COURT, CONGLETON, CHESHIRE, CW12 4JG | | | |
| Proposal | Proposed two storey extension | | | |
| Comments Deadline | 07 August 2013 | | | |

4*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|-------------------|--------------|----------------|
| Delegated Agenda | 13/2854T | 08 July 2013 | Nigel Bates | Congleton East |
| Applicant | Mrs Jane Bates | | | |
| Agent | | | | |
| Location | 25, KESTREL CLOSE, CONGLETON, CW12 3FA | | | |
| Proposal | Crown reduce by 25-30% Sycamore T1 also dead wood remaining crown | | | |
| Comments Deadline | | | | |
| Proposal | Remove various conifers and ornamental trees in group 1, remove 1 young ash and sycamore in group 2, remove minor ash trees from hedge line and remove minor ornamental conifers and fruit trees in group 3 and remove various broadleaves in group 4 | | | |

Planning Applications Registered Weekly List
w/e 26.07.2013

SOUTH AREA

5*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/2718C | 12 July 2013 | Nick Hulland | Congleton East |
| Applicant | Mrs L Buxton | | | |
| Agent | PHILIP KELSALL ASSOCIATES | | | |
| Location | 11 , Wensleydale Avenue, Congleton, CW12 2DE | | | |
| Proposal | First floor side extension | | | |
| Comments Deadline | 12 August 2013 | | | |

6*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/2962C | 12 July 2013 | Susie Bishop | Congleton East |
| Applicant | Dan Nichol | | | |
| Agent | VWB Architects | | | |
| Location | 6, Malhamdale Road, Congleton, Congleton, Cheshire, CW12 2DA | | | |
| Proposal | First floor side extension including internal alterations | | | |
| Comments Deadline | 23 August 2013 | | | |

**Planning Applications Registered Weekly List
w/e 2 August 2013**

SOUTH AREA

7*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/2678C | 24 July 2013 | Susie Bishop | Congleton East |
| Applicant | Mr & Mrs A Simpson | | | |
| Agent | | | | |
| Location | 4, PARK BANK, CONGLETON, CHESHIRE, CW12 3DH | | | |
| Proposal | Rear ground floor extension with partial first floor extension | | | |
| Comments Deadline | 22 August 2013 | | | |

8

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/2800C | 22 July 2013 | Nick Hulland | Congleton East |
| Applicant | Church Hall Refurbishment Committee | | | |
| Agent | JAY ASHALL ASSOCIATES | | | |
| Location | ST JOHNS CHURCH HALL AND SCHOOLHOUSE, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES | | | |
| Proposal | Restoration and refurbishment of the Church Hall and former Schoolmasters House. | | | |
| Comments Deadline | 29 August 2013 | | | |

9

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/2801C | 22 July 2013 | Nick Hulland | Congleton East |
| Applicant | Church Hall Refurbishment Committee | | | |
| Agent | JAY ASHALL ASSOCIATES | | | |
| Location | ST JOHNS CHURCH HALL AND SCHOOLHOUSE, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES | | | |
| Proposal | Listed Building Consent for Restoration and refurbishment of the Church Hall and former Schoolmasters House. | | | |
| Comments Deadline | 29 August 2013 | | | |

10*

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/3049C | 18 July 2013 | Nick Hulland | Congleton East |
| Applicant | S Massey | | | |
| Agent | | | | |
| Location | 4, VERNON AVENUE, CONGLETON, CONGLETON, CHESHIRE, CW12 3AZ | | | |
| Proposal | Proposed two storey extension. | | | |
| Comments Deadline | 19 August 2013 | | | |

**Planning Applications Registered Weekly List
w/e 2 August 2013**

11

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/3059C | 18 July 2013 | Robert Law | Congleton West (2011) |
| Applicant | Eaton Bank Academy | | | |
| Agent | JAY ASHALL ASSOCIATES | | | |
| Location | EATON BANK SCHOOL, JACKSON ROAD, CONGLETON, CW12 1NT | | | |
| Proposal | Refurbishment and Refenestration of the CLC Block to create a Sixth Form Centre. | | | |
| Comments Deadline | 28 August 2013 | | | |

12 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/3107C | 12 July 2013 | Philippa Cockroft | Congleton West (2011) |
| Applicant | Plant Developments limited | | | |
| Agent | Forshaw Greaves & Partners | | | |
| Location | Land south of, TUDOR WAY, CONGLETON | | | |
| Proposal | Amendment to Plot 7 as approved by permission 13/0707C | | | |
| Comments Deadline | 21 August 2013 | | | |

13 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/3120C | 24 July 2013 | Nick Hulland | Congleton East |
| Applicant | Ms S Aston | | | |
| Agent | Ian Ankers Architecture | | | |
| Location | MOSSLEY C OF E PRIMARY SCHOOL, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JA | | | |
| Proposal | Two storey extension to provide additional classroom | | | |
| Comments Deadline | 22 August 2013 | | | |

14 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/3121C | 22 July 2013 | Nick Hulland | Congleton West (2011) |
| Applicant | Mc Carthy & Stone | | | |
| Agent | The Planning Bureau | | | |
| Location | DANE COURT, MILL GREEN, CONGLETON | | | |
| Proposal | Advertisement Consent for one D-Board on Poles and one Banner Sign on 6m High Flag Poles | | | |
| Comments Deadline | 22 August 2013 | | | |

**Planning Applications Registered Weekly List
w/e 2 August 2013**

15 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/2942D | 24 July 2013 | Robert Law | Congleton West (2011) |
| Applicant | Markden City Homes LTD | | | |
| Agent | | | | |
| Location | Sunnyview, CANAL STREET, CONGLETON, CW12 3AE | | | |
| Proposal | Discharge of Condition 3,4,8,10 &13 (13/1080C) | | | |
| Comments Deadline | | | | |

16 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/3071D | 22 July 2013 | Gemma Horton | Congleton West (2011) |
| Applicant | P J Rigby | | | |
| Agent | West Hart Partnership | | | |
| Location | Readesmoor Group Practice 29-29A, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JP | | | |
| Proposal | Extensions, Internal Refurbishment & Pharmacy to Readesmoor Medical Group Practice | | | |
| Comments Deadline | | | | |



Licensing Section
Westfields
Middlewich Street
Sandbach
Cheshire, CW11 1HZ
Tel: 0300 123 5015

licensing@cheshireeast.gov.uk

Date: As postmarked Your ref:

Dear Sir/Madam

Revised Statement of Licensing Policy

In accordance with Section 5 the Licensing Act 2003 Cheshire East Council is required to review our Statement of Licensing Policy every five years.

The Policy provides information and guidance to applicants and persons who are likely to be affected by an application (eg residents and businesses) and Responsible Authorities or anyone interested in these matters. It will clarify the manner in which the Council will approach matters relating to licensing. Whilst the policy provides framework guidance regarding the considerations it will take into account when determining any licence application, the Council, as the Licensing Authority, will ultimately determine each individual application on its own merits.

The draft revised statement is available for consultation on the Cheshire East Council website at www.cheshireeast.gov.uk. Anyone wishing to comment on the revised policy should do so in writing to:

Miss Kim Evans
Licensing Section
Town Hall
Macclesfield
SK10 1DX

The period for consultation will commence from 5th August 2013 and end on the 16th September 2013. Any communication received after the 16th September 2013 will not be taken into consideration. The Council must publish a revised Statement by the end of January 2014.

Yours Faithfully

Kim Evans

Kim Evans
Licensing Team Leader

IMPORTANT: It is an offence contrary to the Licence Act 2003 not to display a premises licence summary. You must therefore display your premises licence summary on the licensed premises.