



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



15th May 2013

Dear Councillor

Planning Committee Meeting - Thursday 23rd May 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 23rd May 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.

Please note that before the Planning Committee there will be a meeting at 6.30 p.m. where Mr. Paul Campbell of Richborough Estates will give a presentation on proposed developments at Chelford Road/Blackfirs Lane, Somerford.

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 April 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.

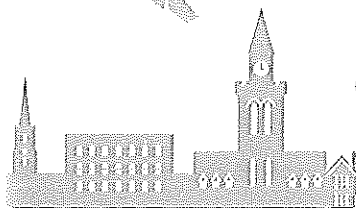
Congleton
beartown
where friends are made



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

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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 3rd and 10th May 2013 and additional list (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.

12/3025C - Land Off Goldfinch & Kestral Close Congleton

12/3028C - Land Off The Moorings, Congleton

To note that the Appeal in respect of the above is to be held on 28th May 2013 at the Municipal Buildings, Crewe, at 10 a.m.

APP/RO660/A/13/2192123 – Land East of Meadow Avenue, Congleton

To note that there will be a site visit at 11 a.m. on 29th May 2013 in respect of the above.

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.

To note the public footpath diversion - Footpath No. 10 – Parish of Congleton (Newcastle Road area)

9. Parish Footpath Report

To consider a report from the Congleton Ramblers Footpath Survey Officer dated 29th March 2013 (copy enclosed).

10. Local Plan Alternative Sites Consultation

To discuss the Town Council's response to the consultation.

11. Congleton Borough Council Offices

To consider the Town Clerk's Report dated 23rd May 2013 in respect of the above.
(Copy enclosed)

12. Vision for Congleton

To consider the Town Clerk's Report dated 23rd May 2013 in respect of the above.
(Copy enclosed)

13. 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 THURSDAY, 4th APRIL 2013

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

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs L Bours, D.T. Brown, J.S. Crowther, D.A. Parker, Mrs E. Wardlaw, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/35/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 14th March 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.

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

Cllr P Bates declared a pecuniary interest in planning application 13/1039C and did not vote on this issue. Cllr G Hayes declared a non-pecuniary interest in planning application 13/1039C and a pecuniary interest in planning application 13/0773C and left the room whilst this item was discussed

4. **OUTSTANDING ITEMS**

There were none

5. **PLANNING APPLICATIONS**

PLN/36/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week ended of 15th March 2013

13/0731C	4 Vernon Avenue, Congleton, CW12 3AZ	NO OBJECTION
13/0916C	2 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
13/0979C	11 Ayrshire Way, Congleton, CW12 3TN	NO OBJECTION
13/1039C	Meridian House, Roe Street, Congleton, CW12 1PS	NO OBJECTION
13/1001T	Clayton Manor, Rood Hill, Congleton, CW12 1YZ	NO OBJECTION

Subject to usual conditions

13/0935D Land at Canal Road, Congleton, CW12 NO OBJECTION

Week ended 22nd March 2013

13/0928C	Hillcroft, 14 Banky Fields, Congleton, CW12 4BZ	NO OBJECTION
13/1028C	8 Radnor Park, Back Lane, Congleton, CW12 4XJ	NO OBJECTION
13/0995D	29 – 29A West Street, Congleton, CW12 1JP	NO OBJECTION
13/1106T	Land rear of 33 – 45 Mill Green, Congleton, CW12	NO OBJECTION
13/1143T	65 Park Lane, Congleton, CW12 3DD	Subject to usual conditions NO OBJECTION Subject to usual conditions

Week ended 29th March 2013

13/0962C	29 Bollin Drive, Congleton, CW12 3RR	NO OBJECTION
13/0918C	Land off Manchester Road, Congleton, CW12 2HU	NO OBJECTION
13/0922C	S106 contributions to be directed towards Congleton Public Realm Strategy	NO OBJECTION
13/0773C	Land off Biggs Way, Congleton, CW12 1LZ	NO OBJECTION
13/0681C	S106 contributions to be directed towards Congleton Public Realm Strategy	NO OBJECTION
13/1240C	Eaton Bank School, Congleton, CW12 1NT	NO OBJECTION
13/0681C	10 Fields Road, Congleton, CW12 3BA	NO OBJECTION
13/1240C	12 Annan Close, Congleton, CW12 3RZ	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

7. **APPLICATIONS 12/0066C & 12/1917C – REAR OF 7 NURSERY LANE, CONGLETON**

Recommended that the land at the rear of Nursery Lane, Congleton CW12 3EX be called Jenny Close

8. **LICENSING APPLICATIONS**

None to report.

9. **HIGHWAYS ISSUES**

None to report.

10. **ANY OTHER BUSINESS**

Noted that there was an invitation to attend a public preview of proposals by Seddon Homes to provide 230 dwellings to land west of Goldfinch Close, Congleton. To be held at the Town Hall on Tuesday 9th April 2013

L. D. Barker (Chairman)

Planning Applications Registered Weekly List
W/E 3.5.13 & 10.05.13

1

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/1725C	25 April 2013	Robert Law	Congleton East
Applicant	Mr & Mrs AJ & MM Phillips			
Agent	A Bell Design & Build Ltd			
Location	LAND ADJACENT TO PARK VIEW HOUSE, WILLOW STREET, CONGLETON			
Proposal	Outline Application for proposed residential development of four one bedroom flats			
Comments Deadline	29 May 2013			

2*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	12/4430C	03 May 2013	Philippa Cockroft	Congleton West (2011)
Applicant	Lloyds Banking Group			
Agent	Merson Signs			
Location	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN			
Proposal	Replacement of existing fascia logos and projecting sign			
Comments Deadline	30 May 2013			

3*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/1328C	30 April 2013	Gemma Horton	Congleton East
Applicant	MR T MARTIN			
Agent	DLH Design Associates UK Ltd			
Location	13A, TOWNSEND ROAD, CONGLETON, CHESHIRE, CW12 3DL			
Proposal	AMENDMENT TO PREVIOUS APPLICATION REF 11/3553C APPROVED FOR ATTACHED GARAGE WITH STORAGE OVER			
Comments Deadline	30 May 2013			

4*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/1827C	01 May 2013	Nick Hulland	Congleton West (2011)
Applicant	Mr & Mrs P & A Whitter			
Agent				
Location	10, EASTCOTT CLOSE, CONGLETON, CW12 4QL			
Proposal	Side and rear extension including new front porch			
Comments Deadline	28 May 2013			

5*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/1839T	01 May 2013	Anne Donkin	Congleton East
Applicant	Mr Harry Stubbs			
Agent				
Location	15, MINTON CLOSE, CONGLETON, CHESHIRE, CW12 3TD			
Proposal	MATURE LIME TO FRONT OF 15 MINTON CLOSE. WORKS PROPOSED TO REMOVE 3 LATERAL BRANCHES (LOWEST) EXTENDING TOWARDS HOUSE.			
Comments Deadline	30 May 2013			

Planning Applications - Additional List – Time Extensions Requested

SOUTH AREA

6

	App No	Registration Date	Case Officer	Ward
19.06.13 - Strategic Planning Board	13/1414C	19 April 2013	Susan Orrell	Congleton West (2011)
Applicant	MCI Developments			
Agent	Mosaic Town Planning			
Location	Land off Forge Lane, Congleton, Cheshire, CW12 4HF			
Proposal	Development of 15 dwellings			
Comments Deadline	23 May 2013			

7*

	App No	Registration Date	Case Officer	Ward
	13/1041C		Chris Grimes	
Applicant	Mr Martone			
Agent				
Location	Bank House, Martone Cars, Market Street, Congleton			
Proposal	Change of use from Car Forecourt to licensed Café/Bar			
Comments Deadline	25 April 2013			

8*

	App No	Registration Date	Case Officer	Ward
	13/1675C		Philippa Cockroft	
Applicant	J Stanway			
Agent				
Location	21 Grosvenor Road, Congleton			
Proposal	Single Storey Rear Side Extension			
Comments Deadline	15 May 2013			

9

	App No	Registration Date	Case Officer	Ward
	13/1177C		Robert Law	
Applicant	P Hayes			
Agent				
Location	42 Parson Street, Congleton			
Proposal	Construction of 2 semi-detached houses			
Comments Deadline	10 May 2013			

Planning Applications - Additional List – Time Extensions Requested

10

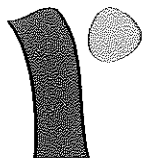
	App No	Registration Date	Case Officer	Ward
	13/1246C		Robert Law	I
Applicant	Mr I Shorrocks			
Agent				
Location	Former Danebridge Mill, Mill Street, Congleton			
Proposal	Outline Application for 14 Residential Units			
Comments Deadline	9 May 2013			

11*

	App No	Registration Date	Case Officer	Ward
	13/1580C	12 April 2013	Nick Hulland	Congleton East
Applicant	Richard Dickson			
Agent	G D A DESIGN ASSOCIATES LTD			
Location	The Willows, WINDSOR PLACE, CONGLETON, CW12 3ET			
Proposal	Two-storey and single-storey front extension.			
Comments Deadline	13 May 2013			

12*

	App No	Registration Date	Case Officer	Ward
	13/1337C		Nick Hulland	
Applicant	Mr Allington			
Agent				
Location	Millers Cottage, Castle Inn Road, Congleton			
Proposal	Two storey side extension			
Comments Deadline	8 May 2013			



ramblers
at the heart of walking

Congleton Group

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

107 Heath Avenue
Rode Heath
Stoke-on-Trent,
ST7 3TH

mdale549@btinternet.com
01270 879494

29th March 2013

Dear Mr. Hogan,

Parish Footpath Report : Congleton

The Congleton Group of Ramblers carry out periodic surveys of public footpaths and bridleways throughout the area that was Congleton Borough in co-operation with the Cheshire East Council Public Rights of Way Team, now based in Crewe. This is our survey report on the paths in Congleton. Our volunteer working parties have cleared all stiles and gates of overgrowth and have replaced any defective waymarkers. We do not survey surfaced paths or canal towpaths.

Our numbering system corresponds to the FP/BW numbers used in the parish. e.g. CON01 = Congleton FP1.

From the total of 56 footpaths covered, there were 15 outstanding problems, that we were not able to rectify. These 56 defined (un-surfaced) paths/bridleways in the parish can be summarised as follows :-

41 were	Grade 1	(No Problems)	
13 were	Grade 2	(Passable)	Mainly stile faults & signpost problems.
0 were	Grade 3	(Difficult)	
2 were	Grade 4	(Impassable)	Severe ground conditions & non-existent path.

The problems we found are shown on the enclosed sheets, copies of which have been sent to the Cheshire East Public Rights of Way Team in Crewe.

We trust that the Parish Council will do all that it can to promote the footpath network and to ensure landowners respect and keep clear all Public Rights of Way. Please feel free to contact me if you require further information.

Yours sincerely,

Michael Dale,
Congleton Ramblers Footpath Survey Officer.

Congleton Ramblers Footpath Report

Parish of Congleton

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CON19 **Length (m):** 100
 E N
From: 8742 6385 Buxton Road, at Tall Ash Avenue.
 To: 8742 6377 Junction with CON32
Comments:

Date Walked: 13-Dec-2012 **Inspector:** F.Noton+GC+HT **Grade** 2

Condition :
No FP / SP at jnct with Buxton Rd

Action Required :
Install FP at jnct with Buxton Road

CON20 **Length (m):** 150
 E N
From: 8397 6415 Back Lane, near track to Back Lane Farm.
 To: 8389 6429 Parish boundary, --> SOM02.
Comments:

Date Walked: 12-Dec-2012 **Inspector:** G.Vale+IO+PL **Grade** 2

Condition :
Stile at Parish boundary embedded in hedge. Field before stile flooded and ditch difficult to cross.

Action Required :
Mechanical clearance of stile at 8389/6429 required. Erect (sleeper) bridge over ditch before stile.

CON32 **Length (m):** 500
 E N
From: 8711 6365 Buxton Old Road, Bailey Crescent.
 To: 8755 6380 Buxton Road, 100m E. of Tall Ash Avenue.
Comments:

Date Walked: 13-Dec-2012 **Inspector:** F.Noton+GC+HT **Grade** 2

Condition :
Still no signage at jnct Bailey Cres. and from there to Buxton Old Rd. SP on Buxton Old Rd. still indecipherable.

Action Required :
Improve signage between Buxton Old Rd & jnct with Bailey Cres.

CON34 **Length (m):** 420
 E N
From: 8733 6415 St. Johns Road, opp. Wharfedale Rd.
 To: 8755 6440 Towpath of Macclesfield canal.
Comments: Bridleway. Comprises Wharfedale Rd, Harvey Rd. then short BW.

Date Walked: 13-Dec-2012 **Inspector:** F.Noton+GC+HT **Grade** 2

Condition :
No signage at St Johns Rd end & at jnct Wharfedale Rd & Harvey Rd

Action Required :
Improve signage at either end Wharfedale Rd

Congleton Ramblers Footpath Report

Parish of Congleton

=====

CON36 **Length (m):** 1800
 E N
From: 8908 6539 The A54, Buxton Road.
To: 9069 6517 County Boundary --> Bosley FP 3.
Comments: Bridleway. Partly road to Crossley Farm Depot. Dane V. Way.
Date Walked: 28-Jan-2013 **Inspector:** J.Derbyshire+JF **Grade** 2

Condition :
 Route through industrial area unclear, though apparently no problems to walkers who may not be on official PROW

Action Required :
 Ensure route through industrial area is safe and waymarked as far as possible

CON37 **Length (m):** 1100
 E N
From: 8804 6304 Macclesfield Canal towpath (bridge).
To: 8870 6375 Middle Lane, Key Green.
Comments:
Date Walked: 10-Dec-2012 **Inspector:** J.Derbyshire+MD+JF **Grade** 2

Condition :
 Steep path up to canal towpath is slippery with inadequate steps in place

Action Required :
 Provide extra steps below towpath to improve safety

CON39 **Length (m):** 900
 E N
From: 8922 6380 Pedley Lane, Key Green.
To: 8954 6460 Peover Lane.
Comments:
Date Walked: 10-Dec-2012 **Inspector:** J.Derbyshire+MD+JF **Grade** 2

Condition :
 Stile at Peover Lane now repaired. Stile very unstable at 8945/6450 (3rd stile from Peover Lane)

Action Required :
 Repair stile at 8945/6450, being 3rd stile from Peover Lane

CON43 **Length (m):** 1000
 E N
From: 8840 6168 Reades Lane, opposite Castle Inn Road.
To: 8813 6265 Macc. canal, nr. bridge at Brookhouse Ln
Comments: Partly parallel to Biddulph Valley Way.
Date Walked: 18-Mar-2013 **Inspector:** J.Derbyshire+JT **Grade** 4

Condition :
 Side-sloping surface between stream & sleeper bridges remains hazardous. Level area below sleepers is a mud bath. Both areas were impassable along definitive route & diversionary path being formed in trees above.

Action Required :
 Improve & level path so correct route can be followed. Fill with hardcore where req'd.

Report to the Planning Committee Thursday 23rd May 2013

Congleton Borough Council Offices

The Town Council has been approached by the Assets department of Cheshire East Borough Council, who are reviewing the viability of many assets within Cheshire East and have requested that the Town Council consider taking the old Congleton Borough Council offices on a long term lease. However, the following factors need to be considered:-

1. CEBC currently have a dilemma with the old Borough Council Offices, the building is not DDA compliant and maintenance has not been carried out on the premises for some years. To update the building and carry out the maintenance required will be very costly. If it continues in their ownership it will require money being spent on it, which they don't particularly want to do
2. There are groups still wanting to use the building such as the Youth Group which is being promoted by Glen Williams and George Hayes, but, current groups aren't providing sufficient funding to cover current operating costs.
3. Alternatives are to lease the building to the Town Council on a peppercorn rent for 25 years, the building then becomes our problem
4. To demolish the building and install a temporary car park or garden
5. Pursue other options such as the Adkins report.

There are other options which have been considered for this site and will be in the near future, such as the Adkins report and recommendations, therefore, the site probably only has a short to medium term availability at best.

Recommendation

To decline the offer of taking over the lease of the building from Cheshire East Borough Council because of high unrecoverable operating costs and the liability of having to make the building DDA compliant as well as becoming responsible for the expensive backlog of maintenance.

Brian Hogan

Report to the Planning Committee

Thursday 23rd May 2013

Vision for Congleton

At a recent meeting held with the leader of Cheshire East Borough Council, Cllr Michael Jones, the Deputy Leader Cllr David Brown and Fiona Bruce MP, the notion of identifying how to finance the Public Realm Strategy was considered.

During the discussion Cllr Michael Jones challenged those present to come up with a vision for Congleton's assets and infra-structure, building, on the Town Strategy, which then could be encompassed within the Local Plan.

Chairmen of the Town Council and Partnership have produced the following vision for the Town which is essentially an expansion of overarching Objective 2 from the Town Strategy, which states:-

To create a vibrant town centre both during the day and evening by enhancing the provision of retail, leisure and cultural facilities and improving the public realm

To consolidate and refocus the town centre area

To promote a vibrant market in the town

Essentially then the following is to be forwarded to Cheshire East for inclusion in the Local Plan

Group 1 priorities

Bridetsones 2

Require the following on the site earmarked for Bridestones 2

- Supermarket
- Market Square/Piazza
- Hotel
- Additional shops/restaurants

Public Realm

- Prioritise delivery of Festival Square and Bridge Street
- Deliver the rest of the project within a reasonable timescale

Group 2 priorities

Fairground site

Redevelop site to include:-

- Library
- Cinema/bars/restaurants

North Rode Timber

- Redevelop site for town housing
- Improve road infra-structure

Bossons Mill

- Encourage development of the Mill for affordable housing
- Pursue notion of a subsidy to facilitate this project

Group 3 priorities

Leisure Centre

- Construct Lifestyle Centre
- Improved car parking
- Improved access
- Housing

Infra-Structure

- Improve accessibility around Canal Street by providing access through the Community Gardens
- Improve access around Kinsey Street and Worrall Street
- Improve accessibility for Lifestyle Centre and housing by creating thoroughfare around the Leisure Centre/Hankinson's Field

Rugby and Football Club

- Facilitate the relocation of both clubs to appropriate sites

Other areas

- Green Island - tidy up, regenerate
- St Johns Road, Buglawton – develop playing fields
- West Heath – Community facilities
- Astbury Mere – additional facilities
- Extend River Dane Walkway including under Dane Bridge

Recommendation

To approve the additions to the Town Strategy outlined above for inclusion in the Local plan