



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



18th September 2014

Dear Councillor

Planning Committee Meeting – Thursday 25th September 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 25th September 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 is a meeting of the Town Hall Committee at 7.45 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 3rd September 2014 (copy enclosed).



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where friends are made

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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 week ending 5th and 12th September 2014 (copy 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.

13/3764C – Land Off Waggs Road, Congleton – Erection of 104 residential dwellings

To: Members of the Council Press 3, Burgesses 4.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 3rd SEPTEMBER 2014**

PRESENT Councillor Mrs. A. M. Martin (Vice Chairman – In the Chair)
P. Bates
G. Baxendale
R. I. Brightwell
D. T. Brown
J. S. Crowther
G. R. Edwards
G. P. Hayes
Mrs. S. A. Holland
Mrs. J. D. Parry
Mrs. E. Wardlaw
G. S. Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, L. D. Barker, Ms. L. Bours, D. Murphy, D. A. Parker, N. T. Price and Miss R. K. Williams.

2. **MINUTES**

PLN/11/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 21st August 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.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/12/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 22nd August 2014

14/3822C	47 Heath Road, Congleton, CW12 4LF	NO OBJECTION
14/3934T	3 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
		Subject to usual conditions
All Councillors declared a “non pecuniary” interest in application 14/3934T as a member of the Town Council lives at the property		
14/3148C	18 Bridge Street, Congleton, CW12 1AS	NO OBJECTION

Week ended 29th August 2014

14/3995T	Mossley House, Biddulph Road, Congleton, CW12 3LQ	NO OBJECTION Subject to usual conditions
14/4061T	32A Park Lane, Congleton, CW12 3DG	NO OBJECTION Subject to usual conditions

6. PLANNING APPEALS

The following appeal decision was reported.

Appeal Ref: APP/R0660/A/14/2212276 – Land Off Newcastle Road, Congleton – The appeal is allowed and planning permission is granted for the erection of up to 9 residential dwellings. Councillor Baxendale informed the meeting that Cheshire East are considering seeking a judicial review.

7. HIGHWAYS ISSUES

It was reported that there had recently been traffic congestion due to the road works on West Street. Councillor Baxendale gave an update that this was due to utility works in connection with new housing developments and that Cheshire East had provided information prior to the work starting.

Information was provided on the poor state of the footpaths in Congleton. Examples were given of Buxton Road near St. Stephen's Church, the A34 near Tesco and Rope Walk. Councillors were encouraged up use the Cheshire East Automated System for reporting the specific details. It was agreed that it may be appropriate to discuss this item in more detail at a Community Meeting and arrange for a survey to be conducted. The Town Clerk will be consulted in this respect.

It was reported that there were problems with the route along Wagg Street to Fol Hollow. Information was also provided on traffic turning the wrong way at the junction of Wagg Street and Swan Bank. This will be reported to the Cheshire East Highways Officers.

The meeting was informed of problems at The Vale Walkway and that the street light has still not been repaired.

Councillors requested an update regarding the previously discussed item of cyclists using the pedestrian area and confusion with the signage. The Town Clerk and Cheshire East will be contacted for up to date information.

Councillor Brown requested that the Town Clerk copy himself and Councillor Baxendale into his correspondence with Cheshire East Officers.

Mrs. A. M. Martin (Vice Chairman)

Planning Applications Registered Weekly List
Week ending 5th September 2014

SOUTH APPLICATIONS

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/3984C	21 August 2014	Adam Barnes	Congleton East
Applicant	Oakes Millers Ltd			
Agent	VWB Architects			
Location	HIGHTOWN CORN MILLS, BIDDULPH ROAD, CONGLETON, CW12 3JT			
Proposal	Proposed canopy over storage bay to front elevation to replace part demolished first floor offices.			
Comments Deadline	26 September 2014			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4049C	26 August 2014	Robert Law	Congleton East
Applicant	Justin Thomason			
Agent	ROBERT BERRY			
Location	81, Leek Road, Congleton, Cheshire, CW12 3HX			
Proposal	Proposed demolition of existing garages and construction of 2 Storey side extension			
Comments Deadline	25 September 2014			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4050C	26 August 2014	Chris Grimes	Congleton East
Applicant	Adam Noble			
Agent	ARKH/build Ltd			
Location	DANE LODGE, WARDS LANE, CONGLETON, CW12 3LN			
Proposal	Renovations to Dane Lodge including first floor Master bedroom extension.			
Comments Deadline	01 October 2014			

4 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4055C	27 August 2014	Robert Law	Congleton East
Applicant	Mr John Leese			
Agent	ARCHTREND DESIGN			
Location	High Bank, TOMMYS LANE, CONGLETON, CW12 2EZ			
Proposal	Side and rear extension to form accommodation for a disabled person: shower room / bedroom / garden room			
Comments Deadline	01 October 2014			

5 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4045T	26 August 2014	Anne Donkin	Congleton East
Applicant	Alan Dyer			
Agent				
Location	73, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD			
Proposal	Beech Tree - 25% reduction of crown and remove dead/dying/dangerous branches. Cut back overhanging branches to 4.5 metres height			
Comments Deadline				

SOUTH APPLICATIONS

6

	App No	Registration Date	Case Officer	Ward
12.11.14 - Strategic Planning Board	14/3649C	29 August 2014	Susan Orrell	Congleton West (2011)
Applicant	Louise Williams and Kathleen Ford			
Agent	Hourigan Connolly			
Location	Land West of Padgbury Lane, Congleton, Cheshire, CW12 4LR			
Proposal	Outline application for development of land to the west of Padgbury Lane, Congleton for up to 120 dwellings, up to 180 sq. m of health related development (Use Class D1), community facilities and associated infrastructure - (Resubmission of application re			
Comments Deadline	09 October 2014			

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	App No	Registration Date	Case Officer	Ward
12.11.14 - Strategic Planning Board	14/3657C	29 August 2014	Susan Orrell	Congleton West (2011)
Applicant	Northern Property Company Limited			
Agent	Hourigan Connolly			
Location	Land West of Padgbury Lane, Congleton, Cheshire, CW12 4LR			
Proposal	Outline application for development of land to the west of Padgbury Lane, Congleton for up to 150 dwellings, community facilities and associated infrastructure (Resubmission of 13/4216C)			
Comments Deadline	09 October 2014			

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/4095C	01 September 2014	Robert Law	Congleton West (2011)
Applicant	Mr M Cheetham			
Agent	Archtrend Design			
Location	16, NELSON STREET, CONGLETON, CW12 4BS			
Proposal	Rear single storey extension			
Comments Deadline	02 October 2014			