



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



18<sup>th</sup> September 2013

Dear Councillor

## Planning Committee Meeting - Thursday 26<sup>th</sup> September 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 26<sup>th</sup> September 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)

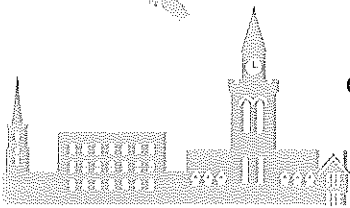
2. Minutes of Last Meeting

To confirm the minutes of the Meeting of the Committee held on 5<sup>th</sup> September 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



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 6<sup>th</sup> and 13<sup>th</sup> September 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. Highways Issues

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

8. Land at Banky Fields, Congleton – Application to register land as a Village Green

To consider the above.

9. Cheshire West & Chester Local Plan

To comment on correspondence received from Cheshire West in respect of the above (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 5<sup>th</sup> SEPTEMBER 2013

PRESENT Councillor L. D. Barker (Chairman)  
D. S. Allen  
G. Baxendale  
G. Brittain  
R. I. Brightwell  
J. S. Crowther  
G. Hayes  
Mrs. S. A. Holland  
D. Murphy  
D. A. Parker  
N. T. Price  
Mrs. E. Wardlaw

Approximately 40 members of the public attended the meeting

1. APOLOGIES

Apologies for absence were submitted from Councillors P. Bates, Ms. L. Bours, D. T. Brown, G. R. Edwards, Mrs. A. M. Martin, Mrs. J. D. Parry, G. S. Williams and Miss R. K. Williams.

2. MINUTES

PLN/13/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 22<sup>nd</sup> August 2013 be approved and signed by the Chairman as a correct record. Councillor Mrs. S. A. Holland requested to have noted that, at that meeting which she did not attend, Councillors mistaken thought that application 13/3207C was her own application. She wished to record that she has no connection with that application.

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

4. OUTSTANDING ITEMS

There were none.

5. PLANNING APPLICATIONS

PLN/14/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 23<sup>rd</sup> August 2013

13/3517C Land West of Goldfinch Close, Congleton REFUSE  
Two members of the public spoke in objection to this application

**THE DECISION WAS TAKEN TO REFUSE APPLICATION 13/3517 for the following reasons.**

Planning Application 13/3517C Seddon Homes 230 Dwellings

The outline planning application to construct up to 230 dwellings on land to the west of Goldfinch Close is in an area designated by the Congleton Borough Council Local Plan as Open Countryside and as such fails to satisfy policy PS9( iv) of the Local Plan as a development of up to 230 dwellings cannot be described as infilling. It also is also contrary to H6 of the Local Plan in that the infill development must be appropriate to the local character in terms of its use, intensity and scale, indeed as a consequence of its scale alone it is contrary to H6.

It is also contrary to H14 of the Local Plan in that it is not a small scheme and does not consist entirely of housing that will be retained as low cost in perpetuity.

The proposed development would be contrary to the interest of highway safety as it would result in additional traffic using Canal Road/Canal Street which is already used to unacceptable levels. Furthermore, the development would be detrimental to the safe and efficient operation of the highway as the increased volume of traffic would adversely affect the free flow of traffic on Canal Street contrary to GR20 of the Local Plan.

Additionally in the emerging Cheshire East Local Plan, land North of Lamberts Lane was considered in the Shaping Our Futures document and rejected.

13/3350C Edgehill Farm, Congleton Edge Road, Congleton, CW12 3JJ NO COMMENT  
13/3407C Black Firs School, Longdown Road, Congleton, CW12 4QJ NO OBJECTION

13/3410C Edwards Mill, Hatter Street, Congleton, CW12 1QQ **Councillors expressed concerns regarding traffic and parking and requested that Cheshire East Highways conduct a traffic study to examine these issues**

13/3500C Boundary Villa Farm, 4 Boundary Lane, Congleton, CW12 NO OBJECTION  
Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 13/3500C

13/3452C Dane court, Mill Green, Congleton NO OBJECTION  
13/3023C 1 High Street, Congleton, CW12 1BN NO OBJECTION  
13/3506C 11 Wolstanholme Close, Congleton, CW12 3RX NO OBJECTION

Week ended 30<sup>th</sup> August 2013

13/3178C	37 Bailey Crescent, Congleton, CW12 2EN	NO OBJECTION
13/3433C	L'Endroit Restaurant, 70 – 72 Lawton Street, Congleton	NO OBJECTION
Councillors G. P. Hayes, Mrs. S. A. Holland and Mrs E. Wardlaw declared "non pecuniary" interests in application 13/3433C		
13/3532C	Holmecroft, Middle Lane, Congleton, CW12 3PU	NO OBJECTION
Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 13/3532C		
13/3564C	34 Dale Crescent, Congleton, CW12 3ER	NO OBJECTION
13/3588C	Lower Park Mill, Lower Park Street, Congleton, CW12 1EH	NO OBJECTION
13/3591C	33 Park Lane, Congleton, CW12 3DG	NO OBJECTION
13/3603D	8 Fenton Close, Congleton, CW12 3TH	NO OBJECTION

6. PLANNING APPEALS

The Town Clerk was requested to write to Seddon Homes to deplore their decision to submit appeals at the same time as submitting a new application of the same sites.

7. LICENSING APPLICATIONS

The Town Clerk reported that he had contacted Cheshire East in respect of concerns expressed regarding licensing issues and they had informed him that that the Town Council was not a statutory consultee. It was agreed to remove this standing item from future agendas.

It was reported that the Tesco Express licence application to extend hours had been approved.

8. HIGHWAYS ISSUES

Councillor Brightwell expressed concerns regarding the damaged bridge over the railway on Moss Lane. The Town Clerk confirmed that this issue had been discussed at a recent Community Environment & Services Committee. He had been in contact with Cheshire East Councillor Topping to discuss the Town Council's safety concerns. The Town Clerk was requested to contact Cheshire East, the Police and Network Rail regarding safety concerns and the possibility of traffic calming measures and weight restrictions.

9. ANY OTHER BUSINESS

Councillor Mrs. S. A. Holland informed the meeting that she will be submitting an application in respect of 30 Cross Lane, Congleton in the near future. Councillors were reminded to obtain the full information when making a judgment on declaring both "non pecuniary" and "pecuniary" interests at future meetings.

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List**  
**W/e 6.9.13**

**SOUTH AREA**

**1**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
13.11.13 - Southern Planning Committee	<b>13/2746C</b>	28 August 2013	Susan Orrell	Brereton Rural
<b>Applicant</b>	Richborough Estates Partnership LLP			
<b>Agent</b>	Pegasus Group			
<b>Location</b>	Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford, Congleton, Cheshire			
<b>Proposal</b>	Erection of up to 180 dwellings, public open space, green infrastructure and associated works			
<b>Comments Deadline</b>	03 October 2013			

**2**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3655C</b>	27 August 2013	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	MR & MRS ANDREW CHALMERS			
<b>Agent</b>	A BELL DESIGN & BUILD LTD			
<b>Location</b>	1, BLAKE STREET, CONGLETON, CW12 4DS			
<b>Proposal</b>	Change of use from B1 offices to C3 dwelling			
<b>Comments Deadline</b>	01 October 2013			

**3**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>13/3637D</b>	23 August 2013	Tim Poupard	Congleton West (2011)
<b>Applicant</b>	Sam Jeavons			
<b>Agent</b>				
<b>Location</b>	LOACHBROOK FARM, SANDBACH ROAD, CONGLETON, CW12 4TE			
<b>Proposal</b>	Discharge of conditions 7, 9, 10, 13, 14 & 19 on approval 11/0736C - Redevelopment of Land for up to 200 Dwellings, Community Facilities & Associated Infrastructure			
<b>Comments Deadline</b>				

**Planning Applications Registered Weekly List**  
**W/e 13.09.13**

**SOUTH AREA**

**4**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3679C</b>	29 August 2013	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	A Hine			
<b>Agent</b>	Bayon Architectural Technology Ltd			
<b>Location</b>	VALLEY MANUFACTURING, NORTH STREET, CONGLETON, CW12 1HF			
<b>Proposal</b>	Variation of conditions 2, 6, 7, 9, 11, 12, 13 & 14 for application 10/4480C- Demolition of Commercial Storage Building and Erection of 4 No. Dwellings			
<b>Comments Deadline</b>	10 October 2013			

**5**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3678D</b>	29 August 2013	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	A Hine			
<b>Agent</b>	Bayon Architectural Technology Ltd			
<b>Location</b>	Valley Manufacturing, North Street, Congleton, Cheshire, CW12 1HF			
<b>Proposal</b>	Discharge of conditions 3, 5, 8, 10, 15, 20, 22, 23, 24 for approval 10/4480C- Demolition of Commercial Storage Building and Erection of 4 No. Dwellings			
<b>Comments Deadline</b>				

**6**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3698C</b>	02 September 2013	Richard Kilbourne	Congleton West (2011)
<b>Applicant</b>	United Utilities Property Services Limit			
<b>Agent</b>	Hourigan Connolly			
<b>Location</b>	Land at Forge Lane, Congleton, Cheshire, CW12 4HF			
<b>Proposal</b>	Outline application for residential development comprising up to five dwellings and associated works			
<b>Comments Deadline</b>	10 October 2013			

**7 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3709C</b>	02 September 2013	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Mr T Rusbridge			
<b>Agent</b>	Sketchplan Limited			
<b>Location</b>	103, WAGGS ROAD, CONGLETON, CHESHIRE, CW12 4BU			
<b>Proposal</b>	Application for a Lawful Development Certificate for a Proposed Use or Development - The proposal is to remove the existing flat roof and replace it with a new tiled mono-pitched roof with rooflights.			
<b>Comments Deadline</b>	30 September 2013			

**Planning Applications Registered Weekly List  
W/e 13.09.13**

**8\***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3752C</b>	04 September 2013	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	Lee Lansley			
<b>Agent</b>	VWB Architects			
<b>Location</b>	55, HAWTHORNE CLOSE, CONGLETON, CW12 4UF			
<b>Proposal</b>	Rear first floor extension and internal alterations			
<b>Comments Deadline</b>	02 October 2013			

**9**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3776C</b>	06 September 2013	Adam Barnes	Congleton West (2011)
<b>Applicant</b>	Mr Van Pham			
<b>Agent</b>				
<b>Location</b>	94, MILL STREET, CONGLETON, CHESHIRE, CW12 1AG			
<b>Proposal</b>	Three bed end terrace house split into 2no 1 bed flats (Retrospective)			
<b>Comments Deadline</b>	10 October 2013			

**10**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3795C</b>	09 September 2013	Nick Hulland	Congleton East
<b>Applicant</b>	Mr & Mrs NJ Kiely			
<b>Agent</b>	ARCHTREND DESIGN			
<b>Location</b>	134 WINDYWAYS, CANAL ROAD, CONGLETON, CW12 3AT			
<b>Proposal</b>	Dwelling in rear garden of 134 Canal Road.( Re-submission of refused application 13/2375C)			
<b>Comments Deadline</b>	04 October 2013			

**11**

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>13/3800C</b>	09 September 2013	Robert Law	Congleton East
<b>Applicant</b>	Mrs L Jones			
<b>Agent</b>				
<b>Location</b>	LAND ADJACNET TO 1A, BOUNDARY LANE, CONGLETON, CW12 3HZ			
<b>Proposal</b>	Proposed two storey dwelling..			
<b>Comments Deadline</b>	04 October 2013			



# Cheshire West & Chester Council

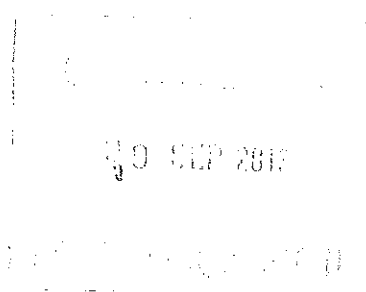
## Spatial Planning

2<sup>nd</sup> Floor, The Forum Offices  
Chester, CH1 2HS

Tel: 01244 973887

Web: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

Mr P Cooper  
Congleton Town Council  
Town Hall  
High Street  
Congleton  
CW12 1BN



Dear Mr P Cooper,

## **CESHIRE WEST AND CHESTER LOCAL PLAN**

Cheshire West and Chester Council is publishing its Draft Local Plan (Part One) Strategic Policies (formerly the Core Strategy) for comment during an eight week period **beginning Friday 6 September and ending at 5pm on Friday 1 November 2013.**

The Local Plan (Part One) Strategic Policies sets out the vision and strategic policies including the overall level and location of development in the borough up to 2030. This Draft Local Plan is essentially the final version that the Council intends to submit to the Secretary of State for Examination

The Draft Local Plan (Part One) Strategic Policies, FAQ and Guidance document, response form and associated background documents will be available to view online from 9am on Friday 6 September at [www.cheshirewestandchester.gov.uk/localplan](http://www.cheshirewestandchester.gov.uk/localplan).

Representations must be made using the official response form by **5pm on Friday 1 November** and can be made:

- **Online** by visiting [www.cheshirewestandchester.gov.uk/localplan](http://www.cheshirewestandchester.gov.uk/localplan)
- **By email** to [spatialplanning@cheshirewestandchester.gov.uk](mailto:spatialplanning@cheshirewestandchester.gov.uk)
- **By post** to Spatial Planning, The Forum Offices, Chester CH1 2HS

Copies of the Publication Draft Local Plan (Part One) Strategic Policies and associated background documents can also be found in all public libraries within the borough and at the following Council offices and Customer Service Centres:



Cheshire West  
and Chester