



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



11th November 2015

Dear Councillor

Planning Committee Meeting – Thursday 19th November 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 19th November 2015** 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 5th November 2015 (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) List for week ending 6th November 2015 (copy enclosed).

ii) Lists 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.

7. Congleton Link Road

To consider a letter dated 6th November 2015 from Gladman Developments Ltd (copy enclosed).

8. New Street Naming Proposal

To consider at letter from Cheshire East Council dated 11th November 2015 in respect of a street naming proposal (copy enclosed).

To: All Members of the Council Press 3, Burgesses 5.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 5th NOVEMBER 2015

PRESENT Councillor L D Barker
Mrs S Akers Smith
Mrs D S Allen
Mrs A L Armitt
J G Baggott
P Bates
R Boston
P Broom
G P Hayes
Mrs S A Holland
Mrs A M Martin
Mrs J D Parry
Mrs E Wardlaw

Approximately 20 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors N. Adams, C. Booth, D. T. Brown, G. R. Edwards, Mrs. A. E. Morrison, G. S. Williams.

2. **MINUTES**

PLN/13/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 15th October 2015 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.

Councillors Bates and Wardlaw declared a "non pecuniary" interest due to their membership of Cheshire East Council.

Councillor G. P. Hayes declared a "non pecuniary" interest due to his membership of Cheshire East Council and also due to his membership of the Northern Planning Committee.
Councillor Hayes did not vote on any items

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/14/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 16th October 2015

15/4625C	45 Rood Hill, Congleton	NO OBJECTION
15/4649C	Land Adj. Brackenwood, Canal Road, Congleton	NO OBJECTION

Week ended 23rd October 2015

15/4542C	Radnor Works, Back Lane, Congleton, CW12 4PP	NO OBJECTION
15/4719C	25 Pavilion Way, Congleton, CW12 4EW	NO OBJECTION
15/4745C	7 Bridge Street, Congleton, CW12 1AY	NO OBJECTION
15/4750C	41 Dale Crescent, Congleton, CW12 3ER	NO OBJECTION
15/4451C	17 Walgrave Close, Congleton, CW12 4TS	NO OBJECTION

Week ended 30th October 2015

- | | | |
|----------|--------------------------------|--------------|
| 15/4480C | Congleton Link Road, Congleton | NO OBJECTION |
|----------|--------------------------------|--------------|
1. The Town Council would like copies of the detailed plans of the roundabout from the Link Road to Back Lane.
 2. Request that as many of the existing trees as possible are saved on Back Lane or replanted.

Councillors Bates, Hayes and Wardlaw declared a "non pecuniary" interest due to their membership of Cheshire East Council specifically for application 15/4480C

15/4792C	Congleton Edge Methodist Chapel, Congleton Edge Road, Congleton	NO OBJECTION
15/4840C	Blackfirs Primary School, Longdown Road, Congleton	NO OBJECTION
15/4886C	Land at Key Green Farm, Pedley Lane, Congleton	NO OBJECTION

Councillor Barker declared a "non pecuniary" interest in application 14/4886C and the Vice Chairman, Councillor Mrs Martin took the Chair for this one item

15/4935C	The Shippon, 15 Silver Street, Congleton, CW12 3GT	NO OBJECTION
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6. PLANNING APPEALS

None to report.

7. LOCAL PLAN

The Town Clerk, assisted by Jenny Unsworth and Glyn Roberts, to write to the Secretary of State, with a copy to Fiona Bruce M.P., expressing concern at the lack of status in which Neighbourhood Plans are being viewed by Planning Inspectors and others when developers put forward appeals against refusal of planning applications.

L D Barker – Chairman

Planning Applications Registered Weekly List
Week Ending 6/11/15

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
	15/4848C	26 October 2015	Ben Greenwood	Congleton East
Applicant	David Cope			
Agent	David Hughes Agric Consultancy			
Location	Land off Congleton Edge Rd, Congleton, Cheshire, CW12 3NA			
Proposal	Extension of existing general purpose building to provide livestock housing			
Comments Deadline	02 December 2015			

2

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/4893C	30 October 2015	Nick Hulland	Congleton West (2011)
Applicant	The Hollins Murray Group Limited			
Agent	Weir & Co			
Location	WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB			
Proposal	Demolition of existing units and construction of three new retail units			
Comments Deadline	25 November 2015			

3

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/4984C	03 November 2015	Ben Greenwood	Congleton West (2011)
Applicant	Ms Tracey Walklate			
Agent	JAY ASHALL PARTNERSHIP			
Location	QUINTA COUNTY PRIMARY SCHOOL, ULLSWATER ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 4LX			
Proposal	Hall and Classroom Extension			
Comments Deadline	02 December 2015			

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/4993C	03 November 2015	Ben Greenwood	Congleton West (2011)
Applicant	Amber Taverns			
Agent	Innex Design Ltd			
Location	4, MILL STREET, CONGLETON, CHESHIRE, CW12 1AB			
Proposal	Internal Alterations including Relocation of Toilets to First Floor, Replacement Windows to Front and Side Elevation and Extension of Beer Garden to Rear			
Comments Deadline	03 December 2015			

Planning Applications Registered Weekly List
Week Ending 6/11/15

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/4994C	03 November 2015	Ben Greenwood	Congleton West (2011)
Applicant	Amber Taverns			
Agent	Innex Design Ltd			
Location	4, MILL STREET, CONGLETON, CHESHIRE, CW12 1AB			
Proposal	Listed Building Consent for Internal Alterations including Relocation of Toilets to First Floor, Replacement Windows to Front and Side Elevation and Extension of Beer Garden to Rear			
Comments Deadline	03 December 2015			

6 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/5056C	05 November 2015	Philippa Radia	Congleton West (2011)
Applicant	Mr A Harrison			
Agent	Mr S Lamb			
Location	Land Off, NEWCASTLE ROAD, CONGLETON			
Proposal	Non-Material Amendment to Plot 1 on Approval 13/2501C			
Comments Deadline	27 November 2015			

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

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



6th November 2015

Dear Brian

Congleton Link Road – Congleton Chronicle 5th November 2015

I refer to the above article and wish to clarify and confirm our position. As is often the case the article has taken matters out of context because a number of comments attributed to us are actually taken from the Planning Inspector's decision letter for the Padgbury Lane appeals.

Gladman Developments is **positively supportive** of the Congleton Link Road and we have had many discussions to the Town Council to this effect. Indeed we are actively promoting the 'missing link' of the Link Road to the south of the town. Unlike other developments around Congleton this development is not dependent on the Link Road, but we have made clear that it can contribute to the funding of the link road. Our representations to the Local Plan Examination should be properly read in this context.

We recognise the important role that the Link Road will play in the future growth of Congleton. However we are equally aware from experience around the country that many large scale infrastructure projects often take considerably longer than anticipated to deliver or funding is often removed or not forthcoming in the scale or speed anticipated – and we believe there are uncertainties surrounding the delivery of the Congleton Link Road.

We therefore believe that it would be prudent to make sure that the 'low cost' A34 online improvements are also delivered in the short-term. The immediate benefits of the online scheme can be seen by improved traffic flows arising from the improvements to the Rood Hill traffic lights. Caution should be exercised in a development strategy where such a large proportion of development is dependent on a piece of infrastructure which could be delayed due to timing or funding constraints.

I have copied this letter to the Local Plan Programme Officer to re-clarify the context of our representations.

Yours sincerely



Martyn Twigg
Managing Director

cc. Councillor D Brown
Kerry Trueman – Programme Officer



Address Management
Municipal Buildings
Earle Street
Crewe, CW1 2BJ
Tel: 01270 686770
Email: addressmanagement@cheshireeast.gov.uk

Date: 11/11/2015

Case Reference Number: SNN000000600

Dear Councillors,

Re: New Street Naming Proposal

Under Cheshire East Council's Street Naming & Numbering Policy procedure, we are required to gather views of various internal and external bodies, including the Ward Councillors and Parish Council for any proposed new street names being allocated under the Council's Street Naming & Numbering statutory powers.

We have received an application to name one new street off Canal Road, Congleton - site of former Moss Inn.

Planning application number - 15/0722C

Location – Site of former The Moss Inn

Humphries Builders Ltd has put forward the following suggestions:

Agora Place/Close - the reason for suggesting this is that the 'agora' was a central spot in ancient Greek city-states. The literal meaning of the word is "gathering place" or "assembly" and we thought this may be considered as we have demolished a public house which stood on the site

Or

Railway Place/Close - the reason for suggesting this is that the site lies near to the railway line

Attached are a location and a site plan for the development.



Address Management
Municipal Buildings
Earle Street
Crewe, CW1 2BJ
Tel: 01270 686770
Email: addressmanagement@cheshireeast.gov.uk

Please could you let me have your comments by 20/11/2015? This deadline is necessary in order to allow all consultation to be completed within the timescales laid down by the street naming legislation, Therefore If I do not hear from you by 20/11/2015 I will assume you have no comments/objections to make.

Yours faithfully

Bethan Allott

Building Control and Planning Systems Administrator



LOCATION PLAN 1/1250



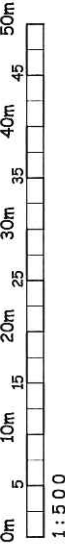
1/1250

TREES

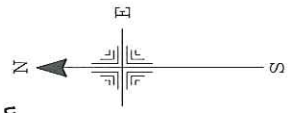
TYPE	TRUNK Dia	RPA Radius
T1	Oak	500 6000

- MATERIALS**
- Beggaridge Smoked Antique Multi
 - Marley Modern Smooth Grey
 - Block Pavloors
 - Bradstone Woburn Rumbled Infillite Graphite
 - Timber panel and brick wall boundary

SITE LAYOUT 1/500



1:500



VWB ARCHITECTS
Millford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 272891
1/1250

PROJECT: DEVELOPMENT 'THE MOSS' CANAL ROAD CONGLETON
SCALE 1/500 @ A3
CLIENT: HUMPHRIES BUILDERS LTD
DATE: SEPT 2013
TITLE: SITE LAYOUT AND LOCATION PLAN
DWG: 3675 / 18H

- REV H: GARAGE ROOF TO PLOT 4 CHANGED, FEB 2015
REV G: AMENDMENTS TO PLOTS 2 & 3, JAN 2015
REV F: ATTACHED GARAGE SHOWN TO PLOT 3
REV E: SINGLE DETACHED GARAGE SHOWN TO PLOT 4, JAN 2015
REV D: HOUSE TYPES CHANGED TO PLOTS 2 & 3, JAN 2015
REV C: PLOT 1 HOUSE TYPE CHANGED, OCT 2013
REV B: RED LINE AMENDED, OCT 2013
REV A: MINOR AMENDMENTS, SEPT 2013