



# Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



26<sup>th</sup> March 2014

Dear Councillor

Planning Committee Meeting - Thursday 3<sup>rd</sup> April 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 3<sup>rd</sup> April 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.

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 13<sup>th</sup> March 2014 (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) Lists for weeks ending 14<sup>th</sup> and 20<sup>th</sup> March 2014  
(copies 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.

APP/R0660/A/14/2214018 – Application 13/3764C –  
Land Off Waggs Road, Congleton – Bellway Homes – 104 Dwellings

7. Report – Meeting with Seddon Homes

To consider a report by the Town Clerk on a meeting on 3<sup>rd</sup> April 2014 with Seddon Homes (copy information enclosed).

8. Highways Issues

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

9. Cheshire East Council Local Plan Strategy

To consider any comments regarding the legal compliance and soundness.

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 13<sup>th</sup> MARCH 2014

**PRESENT** Councillor L Barker (Chairman)

Mrs D Allen  
G. Baxendale  
P. Bates  
J. S. Crowther  
G R. Edwards  
G. P. Hayes  
Mrs. S. A. Holland  
Mrs A Martin  
D. Murphy  
D. A. Parker  
Mrs. J. D. Parry  
N. T. Price  
Mrs. E. Wardlaw  
G. S. Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours, R. I. Brightwell, D. T. Brown and Miss R.K. Williams.

2. **MINUTES**

PLN/31/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 20<sup>th</sup> February 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.

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/32/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

**Week ended 21<sup>st</sup> February 2014**

14/0478C	34 Mill Street, Congleton, CW12 1AD	NO OBJECTION
14/0482C	34 Mill Street, Congleton, CW12 3FD	NO OBJECTION
14/0520C	85 Canal Street, Congleton, CW12 3AE	NO OBJECTION
14/0616C	Land off Brook Street, Congleton,	NO OBJECTION



14/0626C 43 Woolston Avenue, Congleton, CW12 3DZ REFUSE – due to concerns over parking congestion

14/0659C Forge House, Forge Lane, Congleton, CW12 4HF NO OBJECTION  
SUBJECT TO THE FOLLOWING CONDITIONS

That Forge Lane be improved prior to any work on the development commencing.  
The improvement to include road widening and the construction of passing areas.  
Highways to investigate the access to the A34 to be a left turn only.  
Section 106 funds be allocated to the Public Realm Strategy.

14/0696C 32 Leamington Road, Congleton, CW12 4PE NO OBJECTION

#### Week ended 28<sup>th</sup> February 2014

14/0250C 19 Maple Close, Congleton, CW12 4TZ NO OBJECTION

14/0336C 68 Giantswood Lane, Congleton, CW12 2HQ NO OBJECTION

14/0599C 37 Cross Lane, Congleton CW12 3JX NO OBJECTION

14/0755C West Heath Shopping Centre, Holmes Chapel Road, Congleton CW12 4NB NO OBJECTION

14/0784C St John's School Room, Buxton Old Road, Congleton, CW12 NO OBJECTION  
Councillor G. P. Hayes declared a "non pecuniary" interest in application 14/0784C and did not vote

14/0800C Dane Cottage, Reades Lane, Congleton, CW12 3LL NO COMMENT

#### **Brereton Rural/Somerford**

14/0134C Land South of Holmes Chapel Road, Congleton, CW12 REFUSE – due to land not included in Cheshire East local plan for development and would support comments and objections made by Somerford Parish Council.

#### Week ended 7<sup>th</sup> March 2014

14/0734C 48/54 Lawton Street, Congleton, CW12 1RS NO OBJECTION

Councillors Baxendale, Bates, Hayes and Mrs Holland declared "non pecuniary" interests in application 14/0734C

14/0897C Land off Pedley Lane, Congleton, CW12 NO OBJECTION  
Councillor L. Barker declared a "non pecuniary" interest in application 14/0897C and vacated the Chair. Councillor Martin took the Chair for this one item.  
Councillor N. Price declared a "non pecuniary" interest in application 14/0897C, left the room and did not vote.

14/0928C 56 Biddulph Road, Congleton, CW12 3LG NO OBJECTION

14/0920T 16 Chaffinch Close, Congleton, CW12 3FD NO COMMENT

#### **6. PLANNING APPEALS**

None to report.

7. **HIGHWAYS ISSUES**

It was reported that there have been problems with commercial deliveries at the Tesco Express Store on Newcastle Road causing highway congestion. The Town Clerk agreed to contact the Store Manager to discuss the issues.

The Chairman reported correspondence received from a member of the public in respect of the proposed new Link Road.

8. **ANY OTHER BUSINESS**

The Town Clerk reported that he had been informed by Cheshire East that as from April they will no longer be sending copies of paper plans unless it is a large application.

Councillor Crowther requested that Cheshire East conduct more site visits.

L Barker (Chairman)

## Planning Applications Registered Weekly List

Week ending 14 March 2014

### **SOUTH AREA**

**1 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/0991C</b>	19 February 2014	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	McCARTHY & STONE			
<b>Agent</b>	THE PLANNING BUREAU			
<b>Location</b>	DANE COURT, MILL GREEN, CONGLETON			
<b>Proposal</b>	2 wall-mounted sales boards			
<b>Comments Deadline</b>	03 April 2014			

**2 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/1038C</b>	25 February 2014	Chris Grimes	Congleton West (2011)
<b>Applicant</b>	Mrs J Cooper			
<b>Agent</b>	ARCHTREND DESIGN			
<b>Location</b>	20, CHESTNUT DRIVE, CONGLETON, CW12 4UD			
<b>Proposal</b>	Front single storey extension to form lounge extension and cloakroom			
<b>Comments Deadline</b>	03 April 2014			

**3 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/1174C</b>	13 March 2014	Robert Law	Congleton West (2011)
<b>Applicant</b>	Markden City Homes Ltd			
<b>Agent</b>				
<b>Location</b>	Sunnyview, CANAL STREET, CONGLETON, CW12 3AE			
<b>Proposal</b>	Non-Material Minor Aemedment to approval 13/1080C - DEMOLITION OF EXISTING DERELICT BUNGALOW AND CONSTRUCTION OF 6 AFFORDABLE MEWS HOUSES WITH ASSOCIATED PARKING AND LANDSCAPING			
<b>Comments Deadline</b>	14 March 2014			

**4 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/0999T</b>	21 February 2014	Chris Hudson	Congleton East
<b>Applicant</b>	Mr Gordon Mitchell			
<b>Agent</b>				
<b>Location</b>	65, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD			
<b>Proposal</b>	Fir tree - Reduce height by 50%			
<b>Comments Deadline</b>	02 April 2014			



Planning Applications Registered Weekly List  
Week ending 20<sup>th</sup> March 2014

**SOUTH AREA**

**5 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/0464C	17 March 2014	Julian Broadhurst	Congleton West (2011)
Applicant	MR & MRS R NEWTON			
Agent				
Location	17, SANDBACH ROAD, CONGLETON, CW12 4LB			
Proposal	First floor side extension			
Comments Deadline	10 April 2014			

**6 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1154C	26 February 2014	Nick Hulland	Congleton East
Applicant	Kevin & Joyce Richards			
Agent				
Location	4, HILLESDEN RISE, CONGLETON, CW12 3DR			
Proposal	1. Replace the roof and external corners of the existing dining area in kitchen. Roof is currently a fibre glass construction. Remove and replace with a pitched tiled roof. 2. Change windows and position of patio doors in this area 3. Change window in fami			
Comments Deadline	09 April 2014			

**7**

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1192C	28 February 2014	Nick Hulland	Congleton West (2011)
Applicant	Norman Hodgkinson			
Agent	VWB Architects			
Location	WHARF HOUSE, SILK STREET, CONGLETON, CHESHIRE, CW12 4DH			
Proposal	Proposed B1 Business Unit			
Comments Deadline	07 April 2014			

**8 \***

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	14/1248C	04 March 2014	Susie Bishop	Congleton East
Applicant	John Whitelock			
Agent	VWB Architects			
Location	33, BOUNDARY LANE, CONGLETON, CW12 3JA			
Proposal	Proposed alterations to create pitched roof over previous flat roofed extension including enlargement of existing attic bedroom with dormer window. Re-submission 13/4343C			
Comments Deadline	09 April 2014			

**Planning Applications Registered Weekly List**  
**Week ending 20<sup>th</sup> March 2014**

**9 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/1275C</b>	05 March 2014	Nick Hulland	Congleton West (2011)
<b>Applicant</b>	G PROVIS			
<b>Agent</b>	DLH Design Associates UK Ltd			
<b>Location</b>	87, NEWCASTLE ROAD, CONGLETON, CW12 4HL			
<b>Proposal</b>	REAR TWO STOREY EXTENSION			
<b>Comments Deadline</b>	22 April 2014			

**10 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/1284C</b>	10 March 2014	Nick Hulland	Congleton East
<b>Applicant</b>	DANIEL ARNOLD			
<b>Agent</b>	SEA DESIGNS			
<b>Location</b>	19, BEATTY DRIVE, CONGLETON, CW12 2ER			
<b>Proposal</b>	FIRST FLOOR SIDE EXTENSION WITH FRONT PORCH			
<b>Comments Deadline</b>	11 April 2014			

**11 \***

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>14/1268T</b>	03 March 2014	Nigel Bates	Congleton East
<b>Applicant</b>	Donald Webb			
<b>Agent</b>				
<b>Location</b>	65A, PARK LANE, CONGLETON, CW12 3DD			
<b>Proposal</b>	removal of three Beech and one Red Chestnut.			
<b>Comments Deadline</b>	11 April 2014			



## Report to Planning Committee Meeting

Thursday 3<sup>rd</sup> April 2014

### Meeting with Seddon Homes

The Leader of the Council and myself met Michael Johnson of Seddon Homes and Bill Davidson of Indigo Planning, who requested a meeting to discuss their revised proposals for Falcon Rise.

During the discussion Seddons outlined a number of proposed changes to their scheme which included:-

#### 1. Proposed Scheme Adjustments

- Provision of a well-defined green infrastructure corridor between Howey Lane and Lamberts Lane;
- Provision of an open interface with Howey Lane and the cemetery entrance;
- Increased screening alongside Congleton Bridleway;
- Increased screening alongside Lamberts Lane;
- Provision of open land at interface with Green Belt and Howty Wildlife Corridor;
- Improved interface with the cemetery boundaries and remembrance garden;
- Revisions to the illustrative road pattern to ensure that the urban grain reflects the landscape pattern and views;
- Increased pedestrian permeability and connections;
- Reduced densities across the western side of the application site; and
- Reduced overall number of dwellings proposed from 230 to 220

This will result in the provision of significant additional landscaping, provision of a number of wooded areas, pond and play areas and maintenance of the existing bridleway and introduction of new footpaths

A reduction in the density of housing going from right to left from 30 units/ha to 24 units/ha

#### 2. Improvement to High Street/Albert Place Junction

A revised plan is being proposed to improve the junction at the end of Canal Street which includes improvements to the area from Market Square to Kinsey Street and at the junction of Albert Place, designed as set out in the Public Realm Strategy.

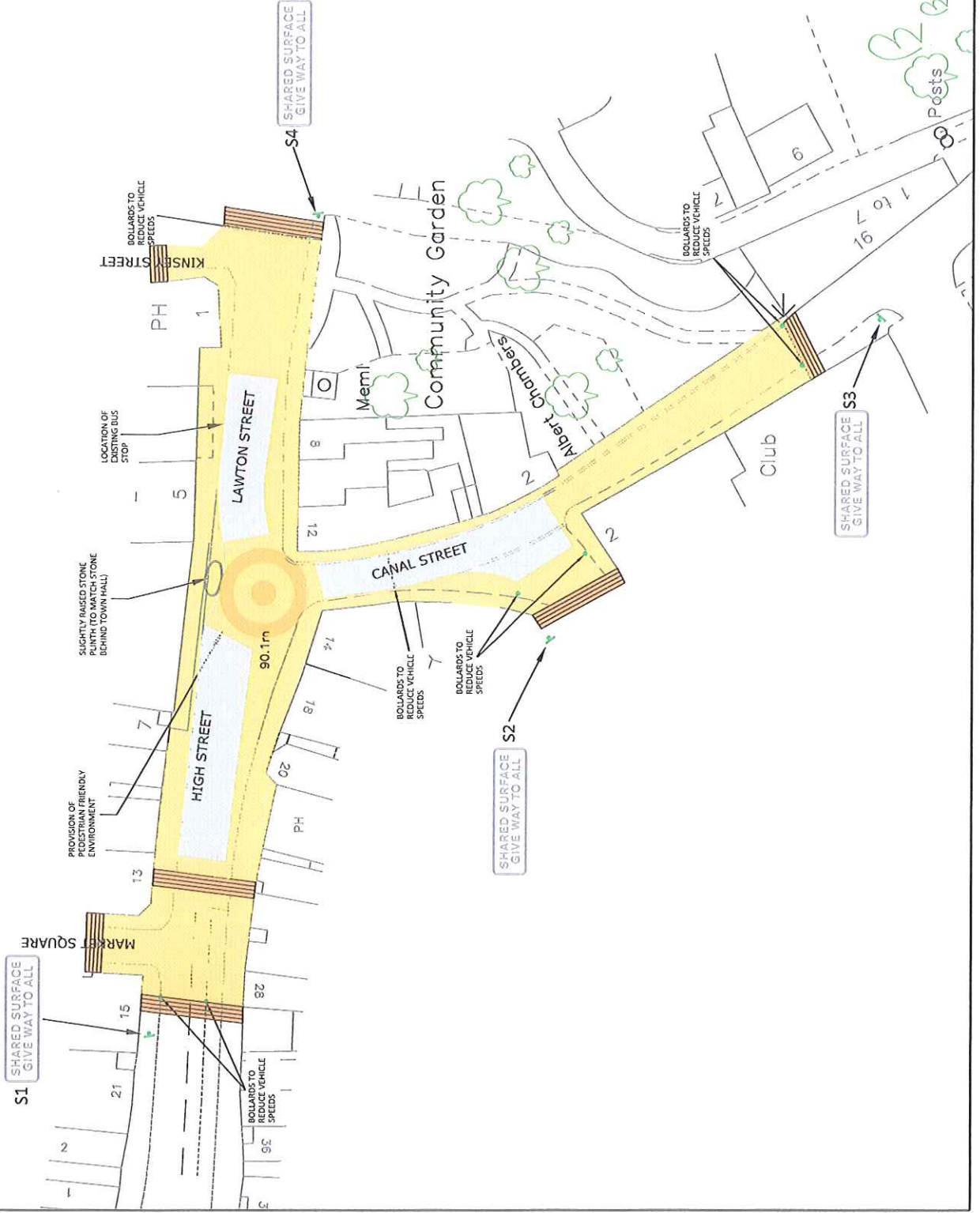
### Homes Bonus

It was also pointed out that the scheme of 220 houses would produce about £2m contribution via the Homes Bonus system which could be used for infrastructure projects such as the Link Road.

# NOTES



SURVEY ORIENTED TO MAGNETIC NORTH



REV. DETAILS DRAWN CHECKED DATE

CLIENT:

SEDDON HOMES

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, CANAL ROAD, CONGLETON

DRAWING TITLE:

POTENTIAL IMPROVEMENT TO HIGH STREET/ALBERT PLACE

SCALE:

1:500 @ A3

DRAWN:

JC

CHECKED:

TR

DATE:

FEB 14

**croft**  
Transport Solutions

6th Floor, Quay House  
Quay Street  
Manchester, M3 3JE

Email: [info@crofts.co.uk](mailto:info@crofts.co.uk)

Tel: 0161 827 1740

Web: [www.crofts.co.uk](http://www.crofts.co.uk)

DRAWING NUMBER:

0011\_01

REVISION:

L



North  
 Key

- Site boundary
- Existing building
- Existing hedgerow retained
- Existing tree retained
- Proposed green space (woodland or open)
- Proposed woodland buffer
- Proposed development area density up to 24 units/ha
- Proposed development area density up to 27 units/ha
- Proposed development area density up to 30 units/ha
- Existing Bridleway
- Proposed footpath
- Indicative loop road
- Indicative spine road
- Site access
- Emergency access
- New pedestrian only access
- View corridor
- Potential cemetery access
- Proposed replacement hedgerows
- 10m woodland belt either side of BR4
- 6-10m landscape buffer to cemetery western & southern boundary
- Cemetery eastern boundary offset 30-60m
- 20m set back from closest building to Lambert's Lane, including at least 10m tree planting buffer
- Proposed LEAP location
- Field references in LVA

Note:  
 Housing will be predominantly two storeys but may include localised and occasional two and half storey buildings within the heart of the development where this will contribute to the creation of attractive streetscapes.

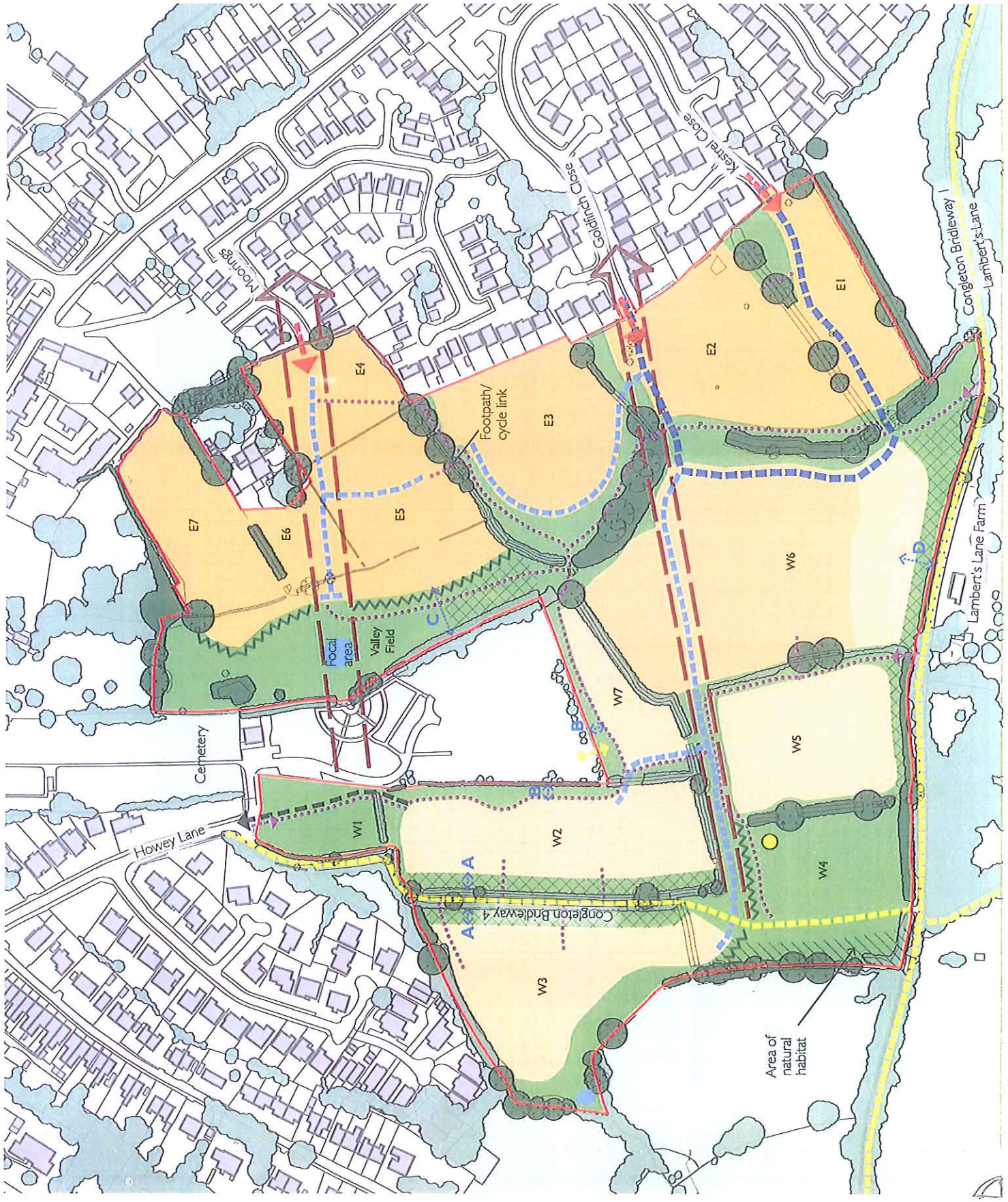
Maximum number of dwellings: 220

Seddon Homes.co.uk

Falcon Rise, Congleton

Updated Parameters Plan

Scale: 1/2000 @ A3





## 6.10 INDICATIVE MASTERPLAN

The layout for Falcon Rise takes its design cue from the existing landscape within and round the site. These features help to create a unique scheme which is responsive to its setting with a strong sense of place and local character.

