



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



22nd December 2015

Dear Councillor

Planning Committee Meeting – Thursday 7th January 2016

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 7th January 2016** 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.

There will be a meeting of the Town Hall Committee prior to the Planning Committee, commencing at 6.30 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 19th 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 20th and 27th November 2015 and 4th, 11th and 18th December 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.

Appeal Ref – APP/RO660/A/14/2228681 – Land West of Goldfinch Close – to note the Appeal Decision to grant permission for the erection of up to 230 dwellings.

7. Cheshire East Planning Meeting and Planning Appeals

To consider the process of appointing a Deputy to represent the Town Council at Cheshire East meetings and Planning Appeals.

8. Letter to Secretary of State for Communities and Local Government

To note the letter from the Town Clerk dated 27th November 2015 to the Secretary of State for Communities and Local Government (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 19th NOVEMBER 2015

PRESENT

Councillor Mrs A M Martin
Mrs S Akers Smith
Mrs D S Allen
J G Baggott
R Boston
C Booth
P Broom
G R Edwards
Mrs A E Morrison
Mrs J D Parry
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs A. L. Armitt, L. D. Barker, P. Bates, D. T. Brown, G. P. Hayes, Mrs S. A. Holland, H. Richards, G. S. Williams.

2. **MINUTES**

PLN/15/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 5th November 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 Bagott and Wardlaw declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/16/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 6th November 2015

| | | |
|-------------------|---|--------------|
| 15/4848C | Land Off Congleton Edge Road, Congleton, CW12 3NA | NO OBJECTION |
| 15/4893C | West Heath Shopping Centre, Holmes Chapel Road, Congleton | NO OBJECTION |
| Subject to | a request to provide a public toilet in one of the retail units | |
| 15/4984C | Quinta Primary School, Ullswater Road, Congleton | NO OBJECTION |

| | | |
|-------------------|--|---------------------|
| 15/4993C | 4 Mill Street, Congleton, CW12 1AB | NO OBJECTION |
| Subject to | alterations complying with listed building regulations | |
| 15/4994C | 4 Mill Street, Congleton, CW12 1AB | NO OBJECTION |
| Subject to | alterations complying with listed building regulations | |
| 15/5056C | Land Off Newcastle Road, Congleton | NO OBJECTION |

Week ended 13th November 2015

| | | |
|----------|--|---------------------|
| 15/5010C | Black Firs Primary School, Congleton, CW12 4QJ | NO OBJECTION |
| 15/5013C | 30 Parker Way, Congleton, CW12 4WL | NO OBJECTION |

Additional Item

| | | |
|-------------------|--------------------------------------|---------------------|
| 15/5090C | Land North Of Milk Street, Congleton | NO OBJECTION |
| Subject to | due diligence to highway issues | |

6. **PLANNING APPEALS**

None to report.

7. **CONGLETON LINK ROAD**

A letter from Gladman Developments Ltd dated 6th November 2015 was considered and Town Clerk was requested to write to Gladman Developments thanking them for their correspondence.

8. **NEW STREET NAMING PROPOSAL**

Correspondence from Cheshire East Council dated 11th November 2015 was considered and it was agreed to request Cheshire East to name the development The Moss.

Councillor Mrs. A. E. Morrison reported that the Tall Ash Farm Planning Application was approved at the Cheshire East Strategic Planning Board but since then there have been several complaints about possible procedural issues.

Mrs A. M. Martin – Vice Chairman

Planning Applications Registered Weekly List
W/e 20.11.2015

SOUTH AREA

1 *

| | App No | Registration Date | | Ward |
|--------------------------|--|--------------------------|--|----------------|
| Delegated Agenda | 15/5048C | 12 November 2015 | | Congleton East |
| Applicant | Mrs M Harrison | | | |
| Agent | John Norfolk Architects | | | |
| Location | 58, PARK LANE, CONGLETON, CW12 3DD | | | |
| Proposal | Reserved Matters application for Appearance, Landscaping, Layout and Scale following outline approval 15/1165C for a detached two storey dormer type house | | | |
| Comments Deadline | 17 December 2015 | | | |

2 *

| | App No | Registration Date | | Ward |
|--------------------------|-------------------------------------|--------------------------|--|-----------------------|
| Delegated Agenda | 15/5174C | 13 November 2015 | | Congleton West (2011) |
| Applicant | Mr & Mrs C Rimmer | | | |
| Agent | Archtrend Design | | | |
| Location | 1, BIRCH COURT, CONGLETON, CW12 4PL | | | |
| Proposal | Single storey rear extension | | | |
| Comments Deadline | 09 December 2015 | | | |

3 *

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|-----------------------|
| Delegated Agenda | 15/5255C | 19 November 2015 | | Congleton West (2011) |
| Applicant | N Birt | | | |
| Agent | GDA Design Associates Ltd | | | |
| Location | 10, GREENACRES ROAD, CONGLETON, CW12 4LS | | | |
| Proposal | Proposed Two Storey Side Extension and Single Storey Front and Rear Extensions. | | | |
| Comments Deadline | 11 December 2015 | | | |

Planning Applications Registered Weekly List
27th November 2015

NORTH AREA

4 *

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|----------------|
| Delegated Agenda | 15/5144C | 19 November 2015 | | Congleton East |
| Applicant | MR J WEST | | | |
| Agent | DLH Design Associates UK Ltd | | | |
| Location | 14, THE MOORINGS, CONGLETON, CHESHIRE, CW12 3RF | | | |
| Proposal | REAR FACING SINGLE AND TWO STOREY EXTENSION AND SIDE FACING SINGLE STOREY EXTENSION | | | |
| Comments Deadline | 14 December 2015 | | | |

5 *

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|-----------------------|
| | 15/5163C | 18 November 2015 | | Congleton West (2011) |
| Applicant | Specsavers Optical Superstore Ltd | | | |
| Agent | Hawes Signs Ltd | | | |
| Location | Specsavers, 3A Bridestones Shopping Centre, Victoria Street, Congleton, Cheshire East, CW12 1XD | | | |
| Proposal | Aluminium backpanel with opal moulded POD with perspex Specsavers logo. | | | |
| Comments Deadline | 14 December 2015 | | | |

6

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|-----------------------|
| Delegated Agenda | 15/5309C | 25 November 2015 | | Congleton West (2011) |
| Applicant | J. D. Wetherspoon Limited | | | |
| Agent | Design Venue Architects | | | |
| Location | Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH | | | |
| Proposal | Proposed change of use from car park to garden, rear of existing public house | | | |
| Comments Deadline | 31 December 2015 | | | |

7

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|-----------------------|
| Delegated Agenda | 15/5310C | 23 November 2015 | | Congleton West (2011) |
| Applicant | J. D. Wetherspoon Limited | | | |
| Agent | Design Venue Architects | | | |
| Location | Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH | | | |
| Proposal | Listed building consent for proposed change of use from car park to garden, rear of existing public house | | | |
| Comments Deadline | 24 December 2015 | | | |

Planning Applications Registered Weekly List 27th November 2015

8

| | App No | Registration Date | Ward |
|-------------------|---|-------------------|----------------|
| Delegated Agenda | 15/5313C | 23 November 2015 | Congleton East |
| Applicant | Mr & Mrs S Greenhill | | |
| Agent | Kirk Designs | | |
| Location | The Paddock, TUNSTALL ROAD, CONGLETON, CHESHIRE, CW12 3PW | | |
| Proposal | Application for a Temporary Dwelling Within an Existing Agricultural Smallholding | | |
| Comments Deadline | 23 December 2015 | | |

9 *

| | App No | Registration Date | Ward |
|-------------------|--|-------------------|----------------|
| Delegated Agenda | 15/5337C | 25 November 2015 | Congleton East |
| Applicant | Alastair Bowden | | |
| Agent | | | |
| Location | Oakridge, 4 , Nathans Meadow, Congleton, Cheshire East, CW12 3GR | | |
| Proposal | Proposed Building of an Oak Framed 2-Bay Garage with Hay Store Alongside the Existing Brick Garage. The Garage will be Open Fronted, Enclosed on One Side and The Back, with the Existing Garage Closing the other side. | | |
| Comments Deadline | 23 December 2015 | | |

10

| | App No | Registration Date | Ward |
|-------------------|---|-------------------|-----------------------|
| Delegated Agenda | 15/5343C | 25 November 2015 | Congleton West (2011) |
| Applicant | Mr L O'Reilly | | |
| Agent | COWDRAY PLANNING CONSULTANCY | | |
| Location | LAND TO REAR OF 27/29, LAWTON STREET, CONGLETON, CW12 1RU | | |
| Proposal | 2No. Detached Dwellings | | |
| Comments Deadline | 24 December 2015 | | |

11 *

| | App No | Registration Date | Ward |
|-------------------|---|-------------------|----------------|
| Delegated Agenda | 15/5344C | 25 November 2015 | Congleton East |
| Applicant | Mrt & Mrs H J McNeil | | |
| Agent | VWB Architects | | |
| Location | 56, LEEK ROAD, CONGLETON, CW12 3HU | | |
| Proposal | Reserved matters application for appearance including description of proposed facing & roofing materials landscaping including existing ground levels, proposed ground levels and floor slab levels, and scheme to minimise dust emissions following approval o | | |
| Comments Deadline | 23 December 2015 | | |

Planning Applications Registered Weekly List
27th November 2015

12 *

| | | | | |
|--------------------------|---|--------------------------|--|-----------------------|
| | App No | Registration Date | | Ward |
| Delegated Agenda | 15/5282T | 20 November 2015 | | Congleton West (2011) |
| Applicant | Nortek Material Handling (MHE) Limited | | | |
| Agent | | | | |
| Location | 6, 8, 10, 40, 42 and 44, SWAN STREET, CONGLETON, CW12 4BW | | | |
| Proposal | Cut Branches and Tree Removal | | | |
| Comments Deadline | | | | |

Planning Applications Registered Weekly List
Week ending 4.12.15

SOUTH AREA

13 *

| | App No | Registration Date | Ward |
|--------------------------|--|-------------------|----------------|
| | 15/5330C | 26 November 2015 | Congleton East |
| Applicant | Mr & Mrs Jay and Joanne Timotheus | | |
| Agent | David Bailey Architect Ltd | | |
| Location | 4, Worsley Drive, Congleton, Cheshire East, CW12 3TT | | |
| Proposal | Single Storey Rear Extension | | |
| Comments Deadline | 30 December 2015 | | |

14 *

| | App No | Registration Date | Ward |
|--------------------------|------------------------------------|-------------------|----------------|
| Delegated Agenda | 15/5380C | 30 November 2015 | Congleton East |
| Applicant | Mr & Mrs Murnan | | |
| Agent | STRATA GROUP LTD | | |
| Location | 61, BATH VALE, CONGLETON, CW12 2HF | | |
| Proposal | Rear conservatory | | |
| Comments Deadline | 30 December 2015 | | |

15

| | App No | Registration Date | Ward |
|--------------------------|--|-------------------|-----------------------|
| Delegated Agenda | 15/5452C | 04 December 2015 | Congleton West (2011) |
| Applicant | Moss Builders Ltd | | |
| Agent | Forefront Development Consulting | | |
| Location | BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CW12 4LP | | |
| Proposal | Proposed Detached Dwelling with Ancillary Garage to Rear | | |
| Comments Deadline | 07 January 2016 | | |

16 *

| | App No | Registration Date | Ward |
|--------------------------|---|-------------------|-----------------|
| Delegated Agenda | 15/5446T | 02 December 2015 | Congleton Rural |
| Applicant | Mrs Mandy Ross | | |
| Agent | | | |
| Location | 2, GALLOWAY CLOSE, HOLMES CHAPEL, CW4 7QR | | |
| Proposal | Oak T15 - Fell to Stump | | |
| Comments Deadline | 23 December 2015 | | |

Planning Applications Registered Weekly List
W/e 11/12/15

SOUTH AREA

17

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|----------------|
| Delegated Agenda | 15/5480C | 04 December 2015 | | Congleton East |
| Applicant | Mr Andrew Yates | | | |
| Agent | JAY ASHALL PARTNERSHIP | | | |
| Location | Wood Farm, WOOD LANE, CONGLETON, CW12 3PU | | | |
| Proposal | Variation of condition 3 (revised approved plans) to planning application 14/5822C - Conversion of barns to residential use | | | |
| Comments Deadline | 07 January 2016 | | | |

18 *

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|----------------|
| Delegated Agenda | 15/5458D | 08 December 2015 | | Congleton East |
| Applicant | Mr R Dutton | | | |
| Agent | ARCHITECTURAL DESIGN | | | |
| Location | IRLAM HOUSE, BROOKHOUSE LANE, CONGLETON, CHESHIRE, CW12 3QP | | | |
| Proposal | Discharge of Conditions 3. Details of materials to be submitted, 5. Drawings indicating details of all windows and external doors, including cross sections of glazing bars and trickle vents, to a scale of not less than 1:20 to be submitted, 10. Details of | | | |
| Comments Deadline | | | | |

19 *

| | App No | Registration Date | | Ward |
|--------------------------|---|--------------------------|--|-----------------------|
| Delegated Agenda | 15/5459D | 04 December 2015 | | Congleton West (2011) |
| Applicant | Moss Builders Ltd | | | |
| Agent | Forefront Development Consulting | | | |
| Location | BROOKLANDS HOUSE, PADGBURY LANE, CONGLETON, CW12 4LP | | | |
| Proposal | Discharge of Conditions 2, 4, 5, 6, 7 and 11 on Application 15/0576C - 2 detached dwellings and a pair of semi detached housing addressing Padgbury Lane. | | | |
| Comments Deadline | | | | |

Planning Applications Registered Weekly List

W/E 18/12/16

SOUTH AREA

20

| | App No | Registration Date | | Ward |
|--------------------------|---|-------------------|--|----------------|
| Delegated Agenda | 15/5522C | 10 December 2015 | | Congleton East |
| Applicant | Ms Melanie Lyman | | | |
| Agent | West Hart Partnership | | | |
| Location | Lawton House Surgery, BROMLEY ROAD, CONGLETON, CW12 1QG | | | |
| Proposal | New single storey side extension incorporating new clinical accommodation with record storage within new roof space | | | |
| Comments Deadline | 13 January 2016 | | | |

21

| | App No | Registration Date | | Ward |
|--------------------------|--|-------------------|--|-----------------------|
| Delegated Agenda | 15/5560C | 08 December 2015 | | Congleton West (2011) |
| Applicant | Whitehurst Agricult & Building Supplies | | | |
| Agent | ARCHTREND DESIGN | | | |
| Location | 69, MANCHESTER ROAD, CONGLETON, CW12 2HT | | | |
| Proposal | Demolition and formation of extension to existing building | | | |
| Comments Deadline | 13 January 2016 | | | |

22*

| | App No | Registration Date | | Ward |
|--------------------------|--|-------------------|--|----------------|
| Delegated Agenda | 15/5695C | 16 December 2015 | | Congleton East |
| Applicant | Mr Tom Higginson | | | |
| Agent | | | | |
| Location | 1, CAMPBELL CLOSE, CONGLETON, CW12 2BQ | | | |
| Proposal | Proposed Detached Double Garage | | | |
| Comments Deadline | 08 January 2016 | | | |

23

| | App No | Registration Date | | Ward |
|--------------------------|---|-------------------|--|-----------------------|
| Delegated Agenda | 15/5701C | 16 December 2015 | | Congleton West (2011) |
| Applicant | Simply Retro Ltd | | | |
| Agent | | | | |
| Location | 19, BRIDGE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AS | | | |
| Proposal | Prior Approval - for a change of use of part of the first floor from shops (Class A1) to Restaurants and Cafes (Class A3) | | | |
| Comments Deadline | 13 January 2016 | | | |

The Rt. Hon Greg Clark MP
Secretary of State for Communities and Local Government
2 Marsham Street
London
SW1P 4DF

27th November 2015,

Dear Mr Clark

Our town of Congleton is currently preparing a Neighbourhood Plan which we hope to complete early in the New Year. Whilst undertaking this process, we are making every effort to comply with the NPPF, with our LA's emerging Local Plan, and to be wholly mindful of the housing needs of our community and the wider population. Ours is one of 49 Neighbourhood Plans currently being prepared within Cheshire East. Our Local Authority has struggled to produce a Local Plan and this is still undergoing the examination process.

As you will be aware, Neighbourhood Planning requires a significant amount of community effort and public funding. We have engaged an experienced planner to advise us throughout this process and have experienced planners, including a recently retired planning inspector and professionals from the construction industry, on our NP group.

We have made an enormous effort to ensure that our plan should not be a block to development, but that it should accurately reflect the economic development and housing needs of our community both now and as it grows in the future.

There has, though, been considerable community concern generated by a major developer's submissions to the Cheshire East LP examination suggesting that NPs are a mechanism by which NIMBY local communities may frustrate the legitimate aspirations of developers to meet local housing needs. A copy of the submission has been attached and the comments can be seen at paragraphs 4.3 to 4.3.6. We can provide assurance that these claims are not the case as we are closely following the NP preparation guidance issued by DCLG.

We are concerned that professionally represented and well-resourced developers who operate across England are apparently seeking to query through the Local Plan examination processes, the use of Neighbourhood Plans as a legitimate development planning mechanism. We are also concerned as to what this might mean for Neighbourhood Plan examination processes in England including the future examination of our own Neighbourhood Plan and others coming forward in Cheshire East, some of which will adjoin our NP area.

We therefore request confirmation of the Government's strong support for the practice of making Neighbourhood Plans as part of the national planning system in coordination with the relevant strategic Local Plan. More specifically, in that context we request your clarification and advice as to the weight that should be accorded by the Planning Inspectorate and other parties to relevant planning processes to submitted and 'made' Neighbourhood Plans in the context of an emerging or adopted Local Plan. Your comments in respect of the issues we raise would be very much appreciated

Yours sincerely

Brian Hogan

cc Fiona Bruce MP