



Congleton Town Council

Historic market town

Town Clerk: BRIAN HOGAN



17th December 2013

Dear Councillor

Planning Committee Meeting - Thursday 9th January 2014

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 9th January 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 will be a meeting of the Finance and Policy Committee after this meeting, commencing at 7.45 pm

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 28th November 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.

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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 weeks ending 29th November, 6th and 13th December 2013 (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.

7. Highways Issues

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

8. 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 28th NOVEMBER 2013

PRESENT Councillor L. D. Barker (Chairman)
D. S. Allen
P. Bates
G. Baxendale
D. T. Brown
G. R. Edwards
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw
G. S. Williams

Approximately 35 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours, R. I. Brightwell, J. S. Crowther and Miss R. K. Williams.

2. **MINUTES**

PLN/22/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 14th November 2013 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.

Councillor D. T. Brown declared a "non pecuniary" interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee. Councillor Brown did not vote on any items.

4. **OUTSTANDING ITEMS**

There were none.

5. PLANNING APPLICATIONS

PLN/23/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 15th November 2013

13/4684C	Land Off Brook Street & Bridge Row, Congleton, CW12	NO OBJECTION
13/4650T	14 Cumberland Road, Congleton, CW12 4PH	NO OBJECTION Subject to usual conditions
13/4697T	90 Park Lane, Congleton, CW12 3DD	NO OBJECTION Subject to usual conditions
13/4550D	St. John's Vicarage, Buxton Road, Congleton, CW12 2DT	NO OBJECTION Subject to usual conditions

Week ended 22nd November 2013

12/2519C	The Hot Spot, 26 High Street, Congleton, CW12 1BD	NO OBJECTION
13/4739C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
13/4753C	Paddock House Farm, Back Lane, Congleton, CW12 4RB	NO OBJECTION
13/4759C	3 Bosley View, Congleton, CW12 3TU	NO OBJECTION
13/4781C	Land East of Meadow Avenue, Congleton, CW12 4BX	

Mrs. J. Unsworth spoke on behalf of local residents in objection to application 13/4781C

REFUSED DUE TO THE FOLLOWING REASONS –

1. The development would create a new residential development in the Open Countryside and is therefore not in compliance with Policies PS8 and H6 of the adopted Congleton Borough Plan First review of 2005.
2. The development would have an adverse impact on Badger habitat contrary to the requirements of policies NR3 AND NR5 of the adopted Congleton Borough Plan First review of 2005.
3. The development would have adverse impact on highway safety contrary to the requirements of Congleton Borough Plan First review of 2005.
4. Highway implications due to the weight restrictions on Waggs Road and Foll Hollow.
5. The development is not in line with the Core Strategy Document as produced by Cheshire East Council which has been adopted and voted on unanimously by Congleton Town Council taking guidelines from Congleton Town Council Neighbourhood Plan which was also adopted unanimously.

13/4821C	Unit 3 Former Congleton Business Centre, Thomas Street, Congleton, CW12 1QU	NO OBJECTION
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Councillor Murphy declared a "non pecuniary" interest in application 13/4821C

13/4822C	Broad Gable, 132 Canal Road, Congleton, CW12 3AT	NO OBJECTION
13/4829C	6 The Mount, Congleton, CW12 4FD	NO OBJECTION
13/4586D	Land Off Brook Street, Congleton	NO OBJECTION
13/4771D	Loachbrook Farm, Sandbach Road, Congleton	NO OBJECTION

Additional List

13/4734C 25 Tidnock Avenue, Congleton, CW12 NO OBJECTION
Councillor Murphy declared a "non pecuniary" interest in application 13/4734C
13/4826C 12A West Street, Congleton, CW12 1JR NO OBJECTION
Councillor Martin declared a "pecuniary" interest in application 13/4826C, left the room and did not vote

6. PLANNING APPEALS

None to report.

7. HIGHWAYS ISSUES

None to report.

8. PLANNING APPLICATION NUMBER 12/1433C – ST. JOHN'S VICARAGE BUXTON ROAD – CONSULTATION – ROAD NAME

Information was considered from Cheshire East Council and it was agreed that there are no objections to the name of Vicarage Avenue.

9. PUBLIC CONSULTATION – 75 DWELLINGS OFF HOLMES CHAPEL ROAD

It was noted that there is a consultation to develop 75 dwellings to the south west of Holmes Chapel Road.

10. LOCAL PLAN

The Committee considered the proposal to change the Town Boundaries. Prior to the discussion taking place Councillor Paul Crompton made a statement on behalf of Somerford Parish Council opposing any changes in boundaries to Somerford and Hulme Walfield.

PLN/24/1314 RESOLVED: That Cheshire East Borough Council be requested to include in the Local Plan the notion of extending the Town Boundary to immediately inside the border of the route of the Link Road from the A534 Sandbach Road to the west of Sandy Lane through Somerford CP to the A34 Manchester Road just to the north of Smithy Lane through Hulme Walfield CP.

11. ANY OTHER BUSINESS

It was noted that the Draft Churnet Valley Masterplan Consultation has been extended until Monday 9th December 2013.

L. D. Barker (Chairman)

Planning Applications Registered Weekly List
W/e 29.11.13

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4825C	14 November 2013	Adam Barnes	Congleton West (2011)
Applicant	MR J MARTIN			
Agent	A BELL DESIGN & BUILD LTD			
Location	12A, WEST STREET, CONGLETON, CW12 1JR			
Proposal	Change of use from A1 to C3 residential (6 one-bedroom flats)			
Comments Deadline	27 December 2013			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4974C	26 November 2013	Susie Bishop	Congleton East
Applicant	Mr & Mrs D Howarth			
Agent	Ian Ankers			
Location	1, Wards Lane, Congleton, CW12 3LN			
Proposal	Remodelling of existing house and demolition and rebuilding of side extension			
Comments Deadline	27 December 2013			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/5033T	28 November 2013	Anne Donkin	Congleton East
Applicant	Lorna Rohrmann			
Agent	Bartlett Tree Experts			
Location	BRACKENWOOD, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT			
Proposal	T1. Holly. Fell to as close to ground level as possible. Tree is oversized for its location and does lean towards the road and driveway. T2. Holly. Again oversized for the location, situated under the canopy of 3 large pines. Fell to the height of the fence			
Comments Deadline	27 December 2013			

Planning Applications Registered Weekly List
W/e 06.12.13

SOUTH AREA

4

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4886C	26 November 2013	Adam Barnes	Congleton West (2011)
Applicant	James Parker			
Agent	ARC Design			
Location	25, SANDBACH ROAD, CONGLETON, CW12 4LB			
Proposal	1 1/2 storey house.			
Comments Deadline	26 December 2013			

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4990C	27 November 2013	Philippa Cockroft	Congleton West (2011)
Applicant	Mrs J Bailey			
Agent	ARCHITECTURAL DESIGN			
Location	Land adjacent to Astbury Mere, NEWCASTLE ROAD, ASTBURY, CW12 4HL			
Proposal	Variation of condition 12 on application 10/4762C - (Extension to Time Limit on Application 07/1059/FUL for Proposed Restaurant, ancillary children's play barn and recreational facilities including use for children's parties and crafts)			
Comments Deadline	02 January 2014			

6

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4994C	28 November 2013	Nick Hlland	Congleton West (2011)
Applicant	MR & MRS CRAIG McCARTHY			
Agent	WALKER DESIGN			
Location	Staffordshire Knot, 13- 15, WEST STREET, CONGLETON, CW12 1JY			
Proposal	Single-storey rear extension, and external alterations			
Comments Deadline	02 January 2014			

7 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/4803T	25 November 2013	Anne Donkin	Congleton West (2011)
Applicant	Mr Wolverson			
Agent	S Mitchell			
Location	6, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF			
Proposal	Willow- Re-shape crown and crown lift for highway regs			
Comments Deadline				

8 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/5047T	28 November 2013	Anne Donkin	Congleton East
Applicant	L Hall			
Agent	Bartlett Tree Experts			
Location	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT			
Proposal	T1. Tulip Tree. Located at the rear of the property. Reduce crown height by 2 -2.5 metres. Reduce sides by 1.5 - 2 metres. This would create a new height of 7 -7.5 metres. We are really looking to pollard this tree with a view to further maintenance in th			

Planning Applications Registered Weekly List
Week ending 13/12/13

SOUTH AREA

9 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/5074C	04 December 2013	Susie Bishop	Congleton East
Applicant	MR & MRS J EARL			
Agent	A BELL DESIGN & BUILD LTD			
Location	44, PARK LANE, CONGLETON, CW12 3DG			
Proposal	Proposed single storey rear extension			
Comments Deadline	09 January 2014			

10 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/5077C	02 December 2013	Adam Barnes	Congleton East
Applicant	MR S TAYLOR			
Agent	ARCHTREND DESIGN			
Location	30, BLACKSHAW CLOSE, CONGLETON, CW12 3TB			
Proposal	Two storey side and single storey rear extension			
Comments Deadline	18 December 2013			

11 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/5078C	02 December 2013	Susie Bishop	Congleton East
Applicant	MR & MRS T BROWN			
Agent	A BELL DESIGN & BUILD LTD			
Location	42, PARK LANE, CONGLETON, CW12 3DG			
Proposal	Proposed single storey rear extension			
Comments Deadline	09 January 2014			

12 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/5118C	09 December 2013	Robert Law	Congleton East
Applicant	Mr R Nash			
Agent	DLH Design Associates UK Ltd			
Location	55, Malhamdale Road, Congleton, Cheshire, CW12 2DF			
Proposal	Rear single storey extension			
Comments Deadline	08 January 2014			
