



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



6th February 2013

Dear Councillor

Planning Committee Meeting - Thursday 14th February 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 14th February 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.

Please note that there will be a meeting of the Finance & 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 24th January 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.

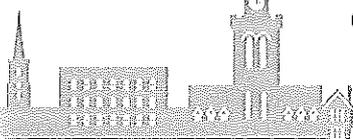


Congleton
beartown
where friends are made

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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) Lists for weeks ending 25th January and 1st February 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.

12/3025C – APP/R0660/A/12/2188605/NWF - Land Off Goldfinch Close and Kestral Close, Congleton

12/3028C – APP/R0660/A/12/2188604/NWF - Land Off The Moorings, Congleton

7. Application 12/4785C Land off Goldfinch and Kestral Close, Congleton and 12/4776C – Land Off the Moorings, Congleton

To agree a representative to speak on behalf of the Town Council at the Cheshire East Planning Committee in respect of the above applications.

8. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

9. Highways Issues

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

10. Link Road

To consider the comments from Congleton Partnership in respect of the Link Road (copy letter dated 28th January 2013 enclosed)

11. 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 THURSDAY, 24th JANUARY 2013

PRESENT Councillor L. D. Barker (Chairman)
Mrs D Allen
G. Baxendale
J. S. Crowther
G R Edwards
G. P. Hayes
Mrs A. M. Martin
D. Murphy
Mrs. J. D. Parry
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors P. Bates, D. T. Brown, R Brightwell, Mrs S. A. Holland, D A Parker, N Price, G Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/28/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd January 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

Cllr G R Edwards declared a non-pecuniary interest in planning application 13/007/C and Cllr Mrs D Allen declared a non-pecuniary interest in planning application 13/0113c

4. **OUTSTANDING ITEMS**

There were none

5. **PLANNING APPLICATIONS**

PLN/29/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Weeks of 11th January 2013

| | | |
|----------|--|--------------|
| 13/0072C | 16 Lawton Street, Congleton, CW12 1RP | NO OBJECTION |
| 13/0113C | 24 Eardley Crescent, Congleton, CW12 1ND | NO OBJECTION |
| 13/0152C | 122 Boundary Lane, Congleton, CW12 3JF | NO OBJECTION |
| 12/4709D | 69 Moss Road, Congleton, CW12 3BN | NO OBJECTION |

Week ended 18th January 2013

| | | |
|----------|--|--------------|
| 12/4480C | 10 Holford Street, Congleton, CW12 1HA | NO OBJECTION |
| 13/0161C | Sutherland Works, Weathercock Spur, Congleton | |
| | To be left to Cheshire East to make appropriate comments | |
| 13/0194C | 20 Oakwood Close, Congleton, CW12 4UU | NO OBJECTION |

6. **PLANNING APPEALS**

None to report.

7. **LICENSING APPLICATIONS**

None to report.

8. **HIGHWAYS ISSUES**

None to report.

9. **ANY OTHER BUSINESS**

It was noted that the government is going to relax the information required to be provided by landholders and developers to gain outline planning permission. The aim behind such amendments is to make the planning system less onerous and more efficient. The changes come into effect on the 31st January 2013

10. **CHESHIRE EAST LOCAL PLAN – A DEVELOPMENT STRATEGY FOR JOBS AND SUSTAINABLE COMMUNITIES WITH THE TOWN STRATEGY**

The members considered a report produced by the Town Clerk which compared the Town Strategy to the Congleton content of the Cheshire East Development Strategy.

PLN/29/1213 RESOLVED that the following be approved and recommended to Cheshire East Borough Council to be noted in the Development Strategy

1. The first phase of the Northern Link Road should be designated as the Radnor Park extension
2. The playing fields at Back Lane should be protected and its status established
3. Once the Northern Link Road is completed, it should be noted that the committee considered that, at some stage, it would be desirable to extend the southern end of the road to link with the A34 at Astbury – therefore providing options for traffic to travel north via the M6 at Holmes Chapel or South via the A34/M6 through Newcastle. This would also facilitate easier access to Crewe via the A534.
4. The Cheshire East Development Strategy for Jobs and Sustainable Communities (Shaping Our Future) is accepted and approved with the above caveats

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List
w/e 25 January 2013**

SOUTH AREA

1 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/0301C | 21 January 2013 | Philippa Cockroft | Congleton West (2011) |
| Applicant | Mr M Dietz | | | |
| Agent | DOWD TOWN PLANNING | | | |
| Location | DURHAM OX, 54, WEST STREET, CONGLETON, CW12 1JY | | | |
| Proposal | Change of Use of Ground Floor Office to 1 Bed Studio Apartment | | | |
| Comments Deadline | 21 February 2013 | | | |

2 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/0312T | 22 January 2013 | Anne Donkin | Congleton West (2011) |
| Applicant | Astbury Mere Trust | | | |
| Agent | Cheshire East Council | | | |
| Location | Astbury Mere Country Park, SANDY LANE, CONGLETON | | | |
| Proposal | Felling of 22 trees and remedial works to 1 tree | | | |
| Comments Deadline | | | | |

Planning Applications Registered Weekly List

w/e 1 Feb 13

SOUTH AREA

3 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/0300C | 29 January 2013 | Chris Grimes | Congleton West (2011) |
| Applicant | Mr P Malbon | | | |
| Agent | | | | |
| Location | 2A, BACK LANE, CONGLETON, CW12 4PP | | | |
| Proposal | Demolish garage to side of property. Replace garage with single storey side extension comprising bedroom, utility area and shower room. Single storey extension to kitchen at rear of property. | | | |
| Comments Deadline | 21 February 2013 | | | |

4 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/0411C | 30 January 2013 | Nick Hulland | Congleton East |
| Applicant | Malcolm Sherratt | | | |
| Agent | David Werrell | | | |
| Location | 1, Pool Bank Cottages, WEATHERCOCK LANE, CONGLETON, CW12 3PS | | | |
| Proposal | Proposed Two Storey Side Extension and Alterations | | | |
| Comments Deadline | 28 February 2013 | | | |

5

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/0420C | 28 January 2013 | Robert Law | Congleton West (2011) |
| Applicant | NEW LIFE CHURCH | | | |
| Agent | ARCHTREND DESIGN | | | |
| Location | NEW LIFE CHURCH, DANESFORD COMMUNITY CENTRE, WEST ROAD, CONGLETON, CHESHIRE, CW12 4EY | | | |
| Proposal | First floor extension | | | |
| Comments Deadline | 21 February 2013 | | | |

Planning Applications Registered Weekly List

w/e 1 Feb 13

SOUTH AREA

6

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|-----------------------|
| Delegated Agenda | 13/0429C | 31 January 2013 | Nick Hulland | Congleton West (2011) |
| Applicant | The David Lewis Centre | | | |
| Agent | TADW Architects | | | |
| Location | 5, TROUTBECK AVENUE, CONGLETON, CHESHIRE, CW12 4JA | | | |
| Proposal | Garage conversion | | | |
| Comments Deadline | 22 February 2013 | | | |

7 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|---|--------------------------|---------------------|-----------------------|
| | 13/0401D | 30 January 2013 | Robert Law | Congleton West (2011) |
| Applicant | Tesco Stores Ltd | | | |
| Agent | GL Hearn | | | |
| Location | Waggon And Horses, WEST ROAD, CONGLETON, CW12 4HB | | | |
| Proposal | Discharge of conditions 3, 8 and 9 on approval 12/3234C | | | |
| Comments Deadline | | | | |

8 *

| | App No | Registration Date | Case Officer | Ward |
|--------------------------|--|--------------------------|---------------------|----------------|
| Delegated Agenda | 13/0383T | 28 January 2013 | Anne Donkin | Congleton East |
| Applicant | Mr J Whelan | | | |
| Agent | MCC TREE CARE | | | |
| Location | 17, MINTON CLOSE, CONGLETON, CW12 3TD | | | |
| Proposal | 30% Crown thinning to Lime tree in rear garden | | | |
| Comments Deadline | | | | |

To:
Brian Hogan
Congleton Town Clerk

28.1.13

Dear Brian,

At the Congleton Partnership meeting on 15 January, 2013 the proposed 'Link Road' was tabled as an agenda item. Cllr David Brown opened the agenda item by giving a presentation on the benefits of the proposed 'Link Road' to the region. Overall David's presentation was balanced and frank.

During the ensuing debate there were some valid concerns expressed about there being no guarantee that the link road would bring business growth to Congleton and that Macclesfield might be the major beneficiary. There was also concern raised that the Town Centre retail sector might suffer as a consequence of an expanding 'out of town' Retail Park. However, with aggressive marketing the point was made that Congleton would be able to reap major business and retail benefits from the 'Link Road'.

I would like to reinforce the view expressed during the meeting that the Congleton Partnership Executive Committee supports the Link Road development.

Kind regards,



Steve.

Stephen J Foster,
Chair Congleton Partnership