



# Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



9<sup>th</sup> July 2015

Dear Councillor

## Planning Committee Meeting – Thursday 16<sup>th</sup> July 2015

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 16<sup>th</sup> July 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

Brian Hogan  
TOWN CLERK

## 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 18<sup>th</sup> June 2015 (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*

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

Tel: 01260 270350 Fax: 01260 280357

Email: [info@congletontowncouncil.co.uk](mailto:info@congletontowncouncil.co.uk) [www.congleton-tc.gov.uk](http://www.congleton-tc.gov.uk)



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 week ending 19<sup>th</sup> and 26<sup>th</sup> June and 3<sup>rd</sup> July 2015  
(copy enclosed).

ii) Lists for subsequent week will be circulated when received.

6. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 18<sup>th</sup> JUNE 2015

**PRESENT** Councillor L. D. Barker - Chairman  
J G Baggott  
P Bates  
R. Boston  
C Booth  
P Broom  
G R Edwards  
Mrs S A Holland  
Mrs A M Martin  
Mrs A E Morrison  
Mrs. J. D. Parry  
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, Mrs D Allen, Mrs A L Armitt, D. T. Brown, G. P. Hayes, H. Richards, G. S. Williams.

2. **MINUTES**

PLN/3/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 4<sup>th</sup> June 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.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/4/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

**Week ended 5<sup>th</sup> June 2015**

15/2438C	Diglake Farm, Buxton Road, Congleton, CW12 3PE	NO OBJECTION
15/2471C	1 Park Lane, Congleton, CW12 3DN	NO OBJECTION
15/2524C	2 – 4 Moody Street, Congleton, CW12 4AP	NO OBJECTION
15/2534C	8 – 10 West Street, Congleton, CW12 1JS	NO OBJECTION
15/2567C	16A Lawton Street, Congleton, CW12 1RP	NO OBJECTION
15/2447T	Buckingham House, 3 West Street, Congleton	NO OBJECTION

Subject to usual conditions

**Week ended 12<sup>th</sup> June 2015**

15/2265C	Daven School, New Street, Congleton	NO OBJECTION
15/2566C	36B Sandbach Road, Congleton	NO OBJECTION
15/2691C	124 Biddulph Road, Congleton	NO OBJECTION
15/2639D	20 Rood Hill, Congleton	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

L D Barker (Chairman)

## Planning Applications Registered Weekly List

Week Ending 19<sup>th</sup> June 2015

1 \*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2736T	15 June 2015	Anne Donkin	Congleton West (2011)
<b>Applicant</b>	Chester DBF			
<b>Agent</b>	Frankland Tree Services Ltd			
<b>Location</b>	THE RECTORY, 14, CHAPEL STREET, CONGLETON, CW12 4AB			
<b>Proposal</b>	G1 Group of holly and self-set ash (close to wall)- fell all ash			
<b>Comments Deadline</b>				

2 \*

	App No	Registration Date	Case Officer	Ward
	15/2702D	11 June 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Jim Rowley			
<b>Agent</b>	Philip Kelsall Associates			
<b>Location</b>	30, WILLIAM STREET, CONGLETON, CW12 2EY			
<b>Proposal</b>	Discharge of condition No 5 of 15/0108C			
<b>Comments Deadline</b>				

## Planning Applications Registered Weekly List

Week Ending 26<sup>th</sup> June 2015

3\*

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2896C	25 June 2015	Robert Law	Congleton East
<b>Applicant</b>	Mr and Mrs P C Davenport			
<b>Agent</b>	A.E. PLANNING CONSULTANTS			
<b>Location</b>	6, BOUNDARY LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3HZ			
<b>Proposal</b>	Proposed Demolition of Domestic Garage/Storage Building and the Erection of a Replacement Garage and Storage Building			
<b>Comments Deadline</b>	22 July 2015			

4\*

	App No	Registration Date	Case Officer	Ward
	15/2899C	24 June 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	RBS			
<b>Agent</b>	Styles and Wood Ltd			
<b>Location</b>	46, HIGH STREET, CONGLETON, CW12 1BD			
<b>Proposal</b>	Installation of the following advertisements: 2no. A0 light posters behind glazing.			
<b>Comments Deadline</b>	17 July 2015			

5

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	15/2843T	22 June 2015	Anne Donkin	Congleton East
<b>Applicant</b>	Mr Roderick Wailey			
<b>Agent</b>				
<b>Location</b>	Newlands, 36 Park Lane, Congleton, CW12 3DG			
<b>Proposal</b>	Fell & Remove Hawthorne Tree, Prune Copper Beech by 25%, Prune Leylandi by 25%, Prune Holly Tree by 25% and Prune Willow by 25%			
<b>Comments Deadline</b>				

6

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
	<b>15/2890D</b>	25 June 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	LEVIS FINNEY			
<b>Agent</b>	ph architecture			
<b>Location</b>	Land between 1 & 1A Wharfedale Rd Congle			
<b>Proposal</b>	Discharge of Conditions 1, 2, 4, 5 and 8 on Approved application 14/3103C.			
<b>Comments Deadline</b>	02 July 2015			

### Planning Applications Registered Weekly List

Week Ending 3 July 2015

7.

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/2946C</b>	29 June 2015	Nick Hulland	Congleton Town West
<b>Applicant</b>	Siemens Plc			
<b>Agent</b>	Rapleys LLP			
<b>Location</b>	4 EATON BANK, CONGLETON			
<b>Proposal</b>	Prior Notification of Proposed Demolition of Warehouse/Workshop Building			
<b>Comments Deadline</b>	29 June 2015			

8.

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3070C</b>	07 July 2015	Paul Wakefield	Congleton West (2011)
<b>Applicant</b>	Miller Homes			
<b>Agent</b>	Sedgwick Associates			
<b>Location</b>	Siennes House Varye Raod, Congleton CW12 1PH			
<b>Proposal</b>	Reserved matters approval for the erection of 75 dwellings and creation of public openspace on application 14/2049C			
<b>Comments Deadline</b>	28 July 2015			

9\*

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/2973C</b>	01 July 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	Mrs Kerry Locke			
<b>Agent</b>	P A Taylor Plans			
<b>Location</b>	27, The Parklands, Congleton, Cheshire East, CW12 3DS			
<b>Proposal</b>	Front Roof Extension and Alterations to the side			
<b>Comments Deadline</b>	22 July 2015			

10\*

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/2982C</b>	30 June 2015	Edward Cratchley	Congleton East
<b>Applicant</b>	P Barnett			
<b>Agent</b>				
<b>Location</b>	8, BRIDGE ROW, CONGLETON, CW12 2QX			
<b>Proposal</b>	Prior Approval of Conservatory extending 4.1m beyond the rear wall, maximum height of 3.5m and eaves height of 2.3m			
<b>Comments Deadline</b>	21 July 2015			

11\*

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/3002C</b>	01 July 2015	Edward Cratchley	Congleton West (2011)
<b>Applicant</b>	Mr I Downing			
<b>Agent</b>	DLH Design Associates UK Ltd			
<b>Location</b>	19 , Lower Meadow Drive, Congleton, Cheshire East, CW12 4UX			
<b>Proposal</b>	Rear Single Storey Extension			
<b>Comments Deadline</b>	23 July 2015			

12\*

	<b>App No</b>	<b>Registration Date</b>	<b>Case Officer</b>	<b>Ward</b>
Delegated Agenda	<b>15/2860T</b>	02 July 2015	Anne Donkin	Congleton East
<b>Applicant</b>	Mr Peter Darbyshire			
<b>Agent</b>				
<b>Location</b>	5 , Cedar Court, Congleton, Cheshire, CW12 3JP			
<b>Proposal</b>	Copper Beech - 10% crown reduction			
<b>Comments Deadline</b>				

Mr B Hogan,  
Clerk to Congleton Town Council  
TOWN HALL  
HIGH STREET  
CONGLETON  
CONGLETON  
CHESHIRE  
CW12 1BN

Development Management  
PO Box 606  
Municipal Buildings  
Earle Street  
Crewe  
CW1 9HP

Please ask for: **Edward Cratchley**  
Direct dial: **01270 686731**

Fax:

E-Mail: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

Dear Sir/Madam

Date: **26-Jun-2015**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application**

Application No: **15/2899C**  
Proposal: **Installation of the following advertisements: 2no. A0 light posters behind glazing.**  
Location: **46, HIGH STREET, CONGLETON, CW12 1BD**  
National Grid Ref: **385905 362870**

The application form and plan(s) relating to this application are available for viewing online  
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **17-Jul-2015**. In order to aid our electronic processes please email your comments to [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk). **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 09 July 2015

The decision on the application will be posted on the Planning pages of our website [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk) where you will also be able to view a copy of the Decision Notice.

Yours faithfully

*Edward Cratchley*

**Planning Assistant  
Development Management**



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Clerk to Congleton Town Council  
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Fax:

E-Mail: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

Dear Sir/Madam

Date: **01-Jul-2015**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application**

Application No: **15/2973C**  
Proposal: **Front Roof Extension and Alterations to the side**  
Location: **27, The Parklands, Congleton, Cheshire East, CW12 3DS**  
National Grid Ref: **387203 362592**

The application form and plan(s) relating to this application are available for viewing online  
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **22-Jul-2015**. In order to aid our electronic processes please email your comments to [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk). **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity to comment at appeal stage.

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 14 July 2015

The decision on the application will be posted on the Planning pages of our website [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk) where you will also be able to view a copy of the Decision Notice.

Yours faithfully

*Edward Cratchley*

**Planning Assistant**

CEPCO1parish

**Mr B Hogan,  
Clerk to Congleton Town Council  
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Fax:

E-Mail: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

Dear Sir/Madam

Date: **02-Jul-2015**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application**

Application No: **15/3002C**  
Proposal: **Rear Single Storey Extension**  
Location: **19 , Lower Meadow Drive, Congleton, Cheshire East, CW12  
4UX**  
National Grid Ref: **385307 363262**

The application form and plan(s) relating to this application are available for viewing online  
[By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **23-Jul-2015**. In order to aid our electronic processes please email your comments to [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk). **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity to comment at appeal stage.

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 15 July 2015

The decision on the application will be posted on the Planning pages of our website [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk) where you will also be able to view a copy of the Decision Notice.

Yours faithfully

*Edward Cratchley*

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Please ask for: **Olivia Williams**  
Direct dial: **0300 123 5014**  
Fax:  
E-  
Mail: [olivia.williams@cheshireeast.gov.uk](mailto:olivia.williams@cheshireeast.gov.uk)

Dear Sir/Madam

Date: **08-Jul-2015**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Notification under Terms of Article 8, Schedule 1 Concerning a Planning Application**

Application No: **15/3039C**  
Proposal: **Replacement dwelling (from four bedroom detached to four bedroom detached with separate garage).**  
Location: **Threeways, Pedley Lane, Congleton, CW12 3QD**  
National Grid Ref: **389946 363752**

The application form and plan(s) relating to this application are available for viewing online [By Clicking Here](#)

Under the terms of current legislation, the Council is permitted a period of eight weeks in which to determine this application. For your views to be considered I need to receive them by **06-Aug-2015**. In order to aid our electronic processes please email your comments to [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk). **ANY COMMENTS MUST BE CONTAINED WITHIN THE EMAIL AND NOT SUBMITTED AS AN ATTACHMENT. YOUR ASSISTANCE IN PROVIDING COMMENTS IN THIS FORMAT IS APPRECIATED.**

The application is scheduled to be determined under delegated powers. The last date for a Councillor to call the application to a planning committee is 21 July 2015

The decision on the application will be posted on the Planning pages of our website [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk) where you will also be able to view a copy of the Decision Notice.

Yours faithfully

*Olivia Williams*

**Planning Assistant  
Development Management**

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Clerk to Congleton Town Council  
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CW1 9HP

Please ask for: Paul Wakefield  
Telephone: 01625 383710  
E-Mail: paul.wakefield@cheshireeast.gov.uk

Dear Sir/Madam

Date: 07-Jul-2015

**TOWN AND COUNTRY PLANNING ACT AND ORDERS PLANNING CONSULTATION**

Application No: 15/3070C  
Proposal: Application for reserved matters approval (access, layout, scale, appearance and landscaping) for the erection of 75No. dwellings and creation of public open space on application 14/2049C  
Location: Land at SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE, CW12 1PH  
National Grid Ref: 386681 364065

I would be grateful for your observations on this proposal. The application form and plan(s) are available online by using the link below, selecting Application Details and View Documents:

[http://www.cheshireeast.gov.uk/environment/planning/development\\_control/commenting\\_on\\_applications/viewing\\_planning\\_applications.aspx](http://www.cheshireeast.gov.uk/environment/planning/development_control/commenting_on_applications/viewing_planning_applications.aspx)  
or if you are viewing this correspondence electronically [please click here.](#)

If you have not agreed to view forms and plans online, a copy of the documents relating to the above application are enclosed with this letter.

We will normally make our decision within 8 weeks of receiving the application. For your views to be considered, I need to receive your comments by **28-Jul-2015**. In order to aid our electronic processes please email your comments to [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk). Any comments must be contained within the email and not submitted as an attachment. Your assistance in providing comments in this format is appreciated.

The decision on the application will be posted on the Planning pages of our website [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk).

Yours faithfully

*Paul Wakefield*

**Principal Planning Officer**