



Congleton Town Council

Historic market town

Chief Officer: David McGifford

18th December 2017

Dear Councillor

Planning Committee Meeting – Thursday 4th January 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 4th January 2018** 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 16th November 2017 (copy enclosed).



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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 weeks 6th 13th 20th 27th November, 4th and 11th December 2017 (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.

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 16th NOVEMBER 2017**

Please note These are draft minutes and will not be ratified until the next meeting of the Planning Committee

PRESENT

Councillor Mrs A M Martin – Vice Chairman in the Chair
Mrs S Akers Smith
Mrs A L Armitt
J G Baggott
P Bates
R Boston
G R Edwards
Mrs S A Holland
Mrs J D Parry
M Walker

1. **APOLOGIES**

Apologies for absence were submitted from Councillors L D Barker, C Booth, D T Brown, G P Hayes, Mrs A E Morrison, H Richards and G S Williams.

2. **MINUTES**

PLN/49/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 12th October 2017 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 Baggott declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

No outstanding actions

5. PLANNING APPLICATIONS

PLN/50/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly List 23rd & 30th October 2017

17/5526T	35 Daisybank Drive, Congleton, CW12 1LX	NO OBJECTION Subject to usual conditions
17/5428T	2 Bridge Street, Congleton, CW12 1AY	NO OBJECTION Subject to usual conditions
17/5445D	Tall Ash Cottage, 93 Buxton Road, Congleton, CW12 2DY	NO OBJECTION
17/5401C	Portland, Newcastle Road, Congleton, CW12 4HR	NO OBJECTION
17/5560C	7 Delamere Road, Congleton, CW12 4PA	NO OBJECTION
17/5567D	Bakers Villas, Wagg Street, Congleton, CW12	NO OBJECTION
17/5535T	15 Isis Close, Congleton, CW12 3RT	NO OBJECTION Subject to usual conditions

Weekly List 30th October & 6th November 2017

17/5182C	Unit 1 A West Heath Shopping Centre, Congleton	NO OBJECTION
17/5754C	19 Crayford Avenue, Congleton, CW12 2BW	NO OBJECTION
17/5403C	Land Off Manchester Road, Congleton	NO OBJECTION
Subject to Officers taking due account of the amenity of the altered plots and of the neighbouring plots		
17/5545D	Dane Valley Road, Congleton, CW12 1PH	NO OBJECTION
17/5679C	14 Derwent Drive, Congleton, CW12 3RN	NO OBJECTION

Weekly List 6th November 2017

17/5804C	Congleton Edge Methodist Chapel, Congleton	NO OBJECTION
Subject to a condition to ensure the protection of bats being included		
Councillor Mrs Holland declared a "non pecuniary" interest in application 17/5804C		
17/5758C	Land Off Manchester Road, Congleton	NO OBJECTION
17/5773C	The Old Coach House, 11A West Street, Congleton	NO OBJECTION
17/5573C	Land Between Manchester Road & Giantswood Lane, Congleton	NO OBJECTION subject to
at least 5% of the dwellings being single-storey		
17/5549D	Dane Valley Road, Congleton, CW12 1PH	NO OBJECTION

6. PLANNING APPEALS

None to report

Mrs A. M. Martin – Vice Chairman

Weekly List for 6 November 2017

Planning Ref	Proposal	Location	Applicant
1 17/5742C	Variation of conditions 2 & 4 to planning application 13/ 3795C - Dwelling in rear garden of 134 Canal Road.(Re-submission of refused application 13/2375C)	HOUSE AT REAR OF 134, CANAL ROAD, CONGLETON, CW12 3AT	.Mr& Mrs N J Kiely

Weekly List for 13 November 2017

Planning Ref	Proposal	Location	Applicant
2 * 17/5681C	Single storey side extension	29B, TRINITY PLACE, CONGLETON, CW12 3JB	Mr S Machin
3 * 17/5928C	Change of use of shop (A1) to drinking establishment (A4)	1A, WEST STREET, CONGLETON, CHESHIRE, CW12 1JN	Life & Soul Ltd
4 * 17/5895T	T1. Tulip tree. Reduce in height by approximately 2 metres and prune side limbs by 1 - 1.5 metres to close to the point of original reduction.	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT	Mrs L Hall
5 17/5898C	Residential development of 45 dwellings	Land at Forge Mill, FORGE LANE, CONGLETON, CHESHIRE	Wainhomes Ltd

Weekly List for 20 November 2017

Planning Ref	Proposal	Location	Applicant
6 * 17/5940C	Front facing two storey extension and rear facing single storey extension	19, SOUTHLANDS ROAD, CONGLETON, CW12 3JY	Mr W Grayson
7 17/6012C	Demolition of existing buildings and construction of a new dwelling.	Overlands, Cherry Lane, Congleton, CW12 3QU	Mr & Mrs McGarry
8 * 17/6035S	EIA Screening Opinion for proposed development comprising of an affordable housing led scheme of up to 80 dwellings, public open space, landscaping and associated infrastructure, with new vehicular access	Land at, Eaton Cottage, Moss Lane, Eaton	No information available
9 * 17/5982C	External alterations to front elevation and refurbishment of interior.	6-8, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AH	Life & Soul Ltd
10 17/5885C	Proposed detached dwelling (Renewal of consent ref 14/5172C)	112, BROADHURST LANE, CONGLETON, CHESHIRE, CW12 1LA	Mr R Whitehurst

Weekly List for 27 November 2017

Planning Ref	Proposal	Location	Applicant
11 * 17/6020C	Amendment to previously approved application ref 13/1317C for two storey front facing extension, extension to rear of existing garage, replacement porch and side facing dormers.	37, Bailey Crescent, Congleton, Cheshire, CW12 2EN	Mrs D Slater
12 * 17/6066C	Replacement of all existing single-glazed windows with double-glazed UPVC windows of similar design within existing window openings and minor external alterations	SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE, CW12 1PH	Siemens PLC
13 * 17/6081C	Proposed single storey rear and side extension	88, WAGGS ROAD, CONGLETON, CW12 4BU	Miss L Bartle

Weekly List for 4 December 2017

Planning Ref	Proposal	Location	Applicant
14 * 17/6197C	Extensions and alterations to existing dwelling	37, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QH	Mr & Mrs Douglas
15 * 17/6212D	Discharge of conditions 3, 6 & 7 of existing permission 17/4318C	Astbury Mere Country Park, Sandy Lane, CONGLETON, CW12 4FR	Astbury Mere Trust Ltd
16 * 17/6230T	Works to Lime Tree	15, WOBURN DRIVE, CONGLETON, CHESHIRE, CW12 3SS	Mr Luscombe
17 * 17/6174C	Change of Use of existing ground and first floor flats – Dwelling houses C3a to Shops A1	28,28A and 28B BIDDULPH ROAD, CONGLETON, CW12 3LG	H J Lea Oakes Ltd
18 * 7/6157C	Proposed side extension and alterations	42, Daven Road, Congleton, CW12 3RB	Ms L Lawton

Weekly List for 4 & 11 December 2017

Planning Ref	Proposal	Location	Applicant
19 17/6218C	Change of use of ancillary store to ancillary restaurant with single storey rear extension; erection of 2.5m acoustic fencing on northern boundary; alterations to car park and installation of helipad.	ROBIN HOOD, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PE	Life & Soul Ltd
20 * 17/6258T	Permission sought for the felling of 10 trees.	Astbury Mere Trust, SANDY LANE, CONGLETON	Astbury Mere Trust Ltd

Weekly List for 11 December 2017

Planning Ref	Proposal	Location	Applicant
21 17/6341C	Change of use and conversion of existing rural building into single dwelling and curtilage, demolition of part of existing stables and the erection of a new domestic garage building.	Lamberts Lane Stables, LAMBERTS LANE, CONGLETON	Mr T Eckert
22 17/6325C	Erection of single storey side extension and detached single storey studio building.	35, BUXTON ROAD, CONGLETON, CW12 2DU	Mr & Mrs Blinkhorn
23 * 17/6306C	Proposed single storey rear extension and conversion of existing garage to provide new master bedroom suite and extension to existing kitchen.	35, HARVEY ROAD, CONGLETON, CW12 2BU	Mr & Mrs Peacock
24 17/6270D	Discharge of conditions 4 & 5 on application 17/2755C	Land East Of, MEADOW AVENUE, CONGLETON	Humphries Builders Ltd
25 17/6271D	Discharge of conditions 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 19, 20, 22, 23, and 24 on application 13/4781C.	Land East Of, MEADOW AVENUE, CONGLETON	Humphries Builders Ltd
26 17/6295C	Variation of condition 2 (approved plans) to planning application 17/4130C - Change of use of part of mixed-purpose building to one residential dwelling and relocation of existing riding arena	Land North Of, SPRINK LANE, CONGLETON CW12 3PY	Mr & Mrs Radcliffe