



Congleton Town Council

Historic market town

Chief Officer: David McGifford

1st February 2018

Dear Councillor

Planning Committee Meeting – Thursday 8th February 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 8th February 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.

PLEASE NOTE THAT THERE IS A MEETING OF THE TOWN HALL COMMITTEE ON THE SAME EVENING 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 4th January 2018 (copy enclosed).

Congleton
beartown
where friends are made

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

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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 18th December 2017 and
1st, 8th, 15th and 22nd January 2018 (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.

7. 12/0410C Astbury Place Development

To discuss correspondence in respect of the above (information will be forwarded when available).

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 4th JANUARY 2018

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

PRESENT

Councillor L D Barker - Chairman
Mrs S Akers Smith
Mrs A L Armitt
J G Baggott
P Bates
R Boston
C H Booth
D T Brown
G R Edwards
G P Hayes
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry
M Walker
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors H Richards and Mrs E Wardlaw.

2. **MINUTES**

PLN/51/1718 RESOLVED: That the Minutes of the Meeting of the Committee held on 16th November 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, Baggott, Brown, Hayes and Williams declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

No outstanding actions

5. PLANNING APPLICATIONS

PLN/52/1718 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly List 6th November 2017

17/5742C Rear 134 Canal Road, Congleton, CW12 3AT REFER TO
CHESHIRE EAST FOR DETERMINATION

Weekly List 13th November 2017

17/5681C 29B Trinity Place, Congleton, CW12 3JB NO OBJECTION
17/5928C 1 A West Street, Congleton, CW12 1JN NO OBJECTION

SUBJECT TO - suitable sound insulation being incorporated

Councillors Akers Smith, Bates and Hayes declared a "non pecuniary" interest in application
17/5928C

17/5895T 25 Isis Close, Congleton, CW12 3RT Refer to Cheshire
East Landscape Officer (A Donkin) for advice

17/5898C Land at Forge Mill, Forge Lane, Congleton, CW12 REFUSE due to the
following –

- Impact on highways
- Encroachment on Forge Wood
- Trees being removed
- Location of the pumping station and substation in wildlife area

Weekly List 20th November 2017

17/5940C 19 Southlands Road, Congleton, CW12 3JY NO OBJECTION
17/6012C Overlands, Cherry Lane, Congleton, CW12 3QU REFUSE –

Inappropriate in green belt. The proposed bungalow is to be built on an adjacent area not on the existing site

Councillors Hayes and Holland declared a "non pecuniary" interest in application 17/6012C

17/6035S Land at Eaton Cottage, Moss Lane, Congleton, CW12 NO COMMENT
17/5982C 6 – 8 Swan Bank, Congleton, CW12 1AH NO COMMENT –

lack of information

Councillors Akers Smith, Bates and Hayes declared a "non pecuniary" interest in application
17/5982C

17/5885C 112 Broadhurst Lane, Congleton, CW12 1LA NO OBJECTION

Weekly List 27th November 2017

17/6020C 37 Bailey Crescent, Congleton, CW12 2EN NO OBJECTION
17/6066C Siemens House, Varey Road, Congleton, CW12 1PH NO OBJECTION
17/6081C 88 Waggs Road, Congleton, CW12 4BU NO OBJECTION

Weekly List 4th December 2017

17/6197C 37 Longdown Road, Congleton, CW12 4QH NO OBJECTION

17/6212D Astbury Mere Country Park, Sandy Lane, Congleton

Condition 3 – Refer to Cheshire East Officer Report

Condition 6 - Refer to Cheshire East Officer Report

Condition 7 - Refer back to Cheshire East Officer Report

17/6230T	15 Woburn Drive, Congleton, CW12 3SS	REFER TO
CHESHIRE EAST Landscape Officer (A Donkin) due to lack of information		
17/6174C	28, 28A & 28B Biddulph Road, Congleton, CW12 3LG	NO OBJECTION
17/6157C	42 Daven Road, Congleton, CW12 3RB	NO OBJECTION

Weekly List 4th & 11th December 2017

17/6218C	Robin Hood, Buxton Road, Congleton, CW12 3PE	NO OBJECTION
Councillors Bates and Hayes declared a "non pecuniary" interest in application 17/6218C		
17/6258T	Astbury Mere Trust, Sandy Lane, Congleton	REFER TO
CHESHIRE East Landscape Officer (A Donkin) to advise		

Weekly List 11th December 2017

17/6341C	Lamberts Lane Stables, Lamberts Lane, Congleton	REFER TO
CHESHIRE EAST for expert determination for a development in the green belt		
17/6325C	35 Buxton Road, Congleton, CW12 2DU	NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 17/6325C		
17/6306C	35 Harvey Road, Congleton, CW12 2BU	NO OBJECTION
17/6270D	Land East of Meadow Avenue, Congleton, CW12	
17/6271D	Land East of Meadow Avenue, Congleton, CW12	
Applications 17/6270D and 17/6271D were discussed together -		REFER TO
CHESHIRE EAST to determine whether all the conditions have been met		
17/6295C	Land North of Sprink Lane, Congleton, CW12 3PY	NO OBJECTION
Councillor Barker declared a "non pecuniary" interest in application 17/6295C		

Weekly List 11th & 18th December 2017

17/6387C	Pathways, Bankyfields, Congleton, CW12 4BZ	REFER TO
CHESHIRE EAST due to insufficient information		
17/6388C	Land North Sprink Lane, Congleton, CW12	NO COMMENT
Councillor Barker declared a "pecuniary" interest in application 17/6388C – he left the room and did not participate in the debate or vote on this item. The Vice Chairman took the chair for this application		
Councillors Akers Smith, Bates, Hayes and Parry declared a "non pecuniary" interest in application 17/6388C		
17/6322C	Unit 1 Holland Business Park, Riverdane Road, Congleton	NO OBJECTION

Weekly List 18th December 2017

17/6353D	Land Off Astbury Mere, Newcastle Road, Astbury	NO OBJECTION
17/6343C	Agricultural Building, Peover Lane, Congleton	REFER TO
CHESHIRE EAST to determine whether suitable in the green belt		
Councillor Hayes declared a "non pecuniary" interest in application 17/6343C		
17/6450C	47 Moss Road, Congleton, CW12 3BN	NO OBJECTION

6. PLANNING APPEALS

None to report

L D Barker – Chairman

Weekly List for 18 December 2017

Planning Ref	Proposal	Location	Applicant
1 17/6317C	Outline application for residential development (up to 14 dwellings) with details of means of access. All other matters reserved	Land South of Canal Street and West of, Burslam Street, Congleton	Trustee of J Holford Charity
2 * 18/0005C	Proposed internal, external alterations and extension.	79, HOLMES CHAPEL ROAD, CONGLETON, CHESHIRE, CW12 4NU	Mr & Mrs Lomax
3 * 17/6476C	Two storey extension to side	35, HERTFORD CLOSE, CONGLETON, CW12 1TB	Mr A Priest

Weekly List for 1 January 2018

Planning Ref	Proposal	Location	Applicant
4 18/0104C	Single storey side and rear extensions	20, LONGDOWN ROAD, CONGLETON, CW12 4QJ	Mr & Mrs Hurst
5 * 18/0073C	Single storey front extension	17, CEDAR COURT, CONGLETON, CW12 3JP	Mr & Mrs McLoughlin
6 * 18/0059C	Attached garage	68, Havannah Street, CONGLETON, CW12 2AT	Mr J Brassington
7 * 18/0050C	Prior approval of single storey rear extension to kitchen extending 4m beyond the rear wall, maximum height of 3.91m and eaves height of 2.47m	22, LEEK ROAD, CONGLETON, CW12 3HU	Mr B Longshaw

Weekly List for 8 January 2018

Planning Ref	Proposal	Location	Applicant
8 18/0200C	New 3 bed detached dwelling.	11, BRADWELL GROVE, CONGLETON, CHESHIRE, CW12 3HD	Mr Santini
9 * 18/0128D	Discharge of conditions 4, 5, and 6 on application 14/1680C - Outline application for residential development comprising up to 96no. dwellings including access	Land between Manchester Road and Giantswood Lane, Hulme Wallfield, Congleton	Bloor Homes
10 * 18/0177T	Works to Fraxinus excelsior and Acer pseudoplatanus trees - raise the canopy up to a height of around 20-30ft and remove 3 to 4 branches on each tree, the largest diameter branch being around 6 inches.	7, WELLINGTON CLOSE, CONGLETON, CHESHIRE, CW12 1TA	Mr M Taylor
11 18/0056C	Variation of condition 2 on approval 15/4984C to change pitch of roof, cladding colour & pattern and width of stairs increased	The Quinta Primary School, ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12 4LX	Ms T Walklate Headteacher
12 * 18/0143T	Crown lift horse chestnut T1 to 2.5m, reduce crown on beech tree T2 by 20%, reduce holly T3 by 50% to original shape, remove sycamore T4, remove elm T5 and reduce crown on yew trees G1 by 2m	Overton House, 61, WEST STREET, CONGLETON, CHESHIRE, CW12 1JY	Mr A Wilde
13 * 18/0086C	Non material amendment to 16/6144C	Land West Of, GOLDFINCH CLOSE, CONGLETON	Seddon Homes Ltd

Weekly List for 15 January 2018

Planning Ref	Proposal	Location	Applicant
14 * 18/0333C	The construction of an outdoor equine schooling arena (manege) within an existing paddock.	Yew Tree Farm, BUXTON ROAD, CONGLETON, CW12 3PG	Mr P Morris
15 * 18/0347C	Variation of conditions 2, 3, 4, 11 and 13 on application 15/0073C	1A, SHERRATT CLOSE, CONGLETON, CW12 3BT	Waldhuber Developments Ltd
16 18/0136C	AMENDMENT TO PREVIOUSLY APPROVED APPLICATION REF NO 17/1019C FOR THE DEMOLITION OF EXISTING DWELLING AND GARAGE AND ERECTION OF 2 NO. DETACHED DWELLINGS	2, PADGBURY LANE, CONGLETON, CW12 4LP	Mr R Suppree

Weekly List for 22 January 2018

Planning Ref	Proposal	Location	Applicant
17 18/0456C	Change of use into restaurant (B1 to A3) to ground and first floors and material alterations to elevations.	19A, HIGH STREET, CONGLETON, CW12 1BN	Mr P McNulty
18 * 18/0459C	Re-submission of withdrawn application Ref 17/4991C for the erection of a two storey and single storey side facing extension and rear facing single storey extension.	11, Tall Ash Avenue, Congleton, CW12 2DZ	Mr T Murphy
19 * 18/0115C	Reserved matters application to approved application 16/0013C - Detached dwelling	Land Off, Astbury Mere, NEWCASTLE ROAD, ASTBURY	Drummonds of Manchester
20 * 18/0450T	Fell Sycamore tree, and works to Holly and 2no. Lime trees	1, COPTHORNE CLOSE, CONGLETON, CW12 3DJ	Mr A Wilson
21 * 18/0426C	Alterations and extension to existing house and construction of new detached garage.	65, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	Mr & Mrs Booth
22 * 18/0378D	Discharge of conditions 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 & 13 on approval 16/6185C - Listed Building Consent for proposed refurbishment and extension of a Grade II listed Hall, including the demolition of a detached single storey garage and construction of a new single storey garage to the rear, with landscaping of the domestic curtilage and realignment of the existing drive.	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH	Mr & Mrs Ryder
23 * 18/0368T	Works to sycamore and beech tree	3, BIDDULPH ROAD, CONGLETON, CW12 3LQ	Mr I Nisbet
24 * 18/0299C	Non-material amendment to 16/3107C - Reserved matters application (appearance, landscaping, layout and scale) for residential development comprising of 96 dwellings	Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD	Bloor Homes