



# Congleton Town Council

Historic market town

Chief Officer: David McGifford

28<sup>th</sup> February 2018

Dear Councillor

## Planning Committee Meeting – Thursday 8<sup>th</sup> March 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 8<sup>th</sup> March 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 8<sup>th</sup> February 2018 (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.

4. Outstanding Actions

None

Congleton  
**beartown**  
where friends are made

5. Planning Applications

Please note that two days' notice is required for the removal of stars against planning applications. This is to allow time for details to be provided at the meeting. To make observations as may be necessary on planning applications submitted to Cheshire East Borough Council.

NOTE i) List for weeks 29<sup>th</sup> January, 5<sup>th</sup>, 12<sup>th</sup> and 19<sup>th</sup> February 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. Premises Licence

To note or comments on the following Premises License -

6-8 Swan Bank, Congleton, CW12 1AH

**APPLICATION FOR A PREMISES LICENCE: LICENSING ACT 2003**

Notice is hereby given that Rumba Congleton Ltd have applied on 5 February 2018 to Cheshire East Council in respect of the premises known as 6-8 Swan Bank, Congleton, CW12 1AH for a new premises licence to provide the following licensable activities:

Live music (indoors) Monday to Sunday 11:00 hours to midnight

Recorded music & anything similar to live music, recorded music and performance of dance (indoors) Monday to Sunday 09:00 to 03:00 hours

Late night refreshment (indoors) Monday to Sunday 23:00 to 03:00 hours

Sale and supply of alcohol (for consumption on and off the premises) Monday to Sunday 11:00 to 03:00 hours.

8. Correspondence Received

To note correspondence received in connection with the footbridge (copy will be provided 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 8<sup>th</sup> FEBRUARY 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 D S Allen  
Mrs A L Armit  
J G Baggott  
P Bates  
R Boston  
G R Edwards  
G P Hayes  
Mrs S A Holland  
Mrs A M Martin  
Mrs A E Morrison  
Mrs J D Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors P. Broom, D T Brown, H Richards, M. Walker, Mrs E Wardlaw and G S Williams

2. **MINUTES**

PLN/53/1718 RESOLVED: That the Minutes of the Meeting of the Committee held on 4<sup>th</sup> January 2018 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 and Hayes declared a "non pecuniary" interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

No outstanding actions

## 5. PLANNING APPLICATIONS

PLN/54/1718 RESOLVED: That the following comments be made to Cheshire East Borough Council:

### Weekly List 18<sup>th</sup> December 2017

17/6317C Land South of Canal Street, Congleton, CW12 **REFUSE - for the following reasons**

- **Concerns about the impact on highways**
- **Badger set prevalent on site**
- **Density of housing in this area**
- **Tree protection concerns**

Councillors Bates declared a "non pecuniary" interest in application 17/6317C due to his membership of The Vale Club

18/0005C 79 Holmes Chapel Road, Congleton, CW12 4NU NO OBJECTION  
17/6476C 35 Hertford Close, Congleton, CW12 1TB NO OBJECTION

### Weekly List 1<sup>st</sup> January 2018

18/0104C 20 Longdown Road, Congleton, CW12 4QJ **REFUSE - for the following reasons**

- **Loss of privacy via windows and potential light pollution**
- **Size and out of keeping with the area**
- **Outside of permitted development rights**

18/0073C 17 Cedar Court, Congleton, CW12 3JP NO OBJECTION  
18/0059C 68 Havannah Street, Congleton, CW12 2AT NO OBJECTION  
18/0050C 22 Leek Road, Congleton, CW12 3HU NO OBJECTION

### Weekly List 8<sup>th</sup> January 2018

18/0200C 11 Bradwell Grove, Congleton, CW12 3HD NO OBJECTION

18/0128D Land Between Manchester Road and Giantswood Lane, Congleton, CW12 **NO COMMENT -**

**refer to Cheshire East**

18/0177T 7 Wellington Close, Congleton, CW12 1TA NO OBJECTION  
Subject to usual conditions

18/0056C The Quinta Primary School, Ullswater Road, Congleton, CW12 1TA NO OBJECTION

Councillors Armit and Hayes declared a "non pecuniary" interest in application 18/0056C

18/0143T Overton House, 61 West Street, Congleton, CW12 1JY NO OBJECTION  
Subject to usual conditions

18/0086C Land West of Goldfinch Close, Congleton, CW12 NO OBJECTION

### Weekly List 15<sup>th</sup> January 2018

18/0333C Yew Tree Farm, Buxton Road, Congleton, CW12 3PG NO OBJECTION

18/0347C 1A Sherratt Close, Congleton, CW12 3BT NO OBJECTION

18/0136C 2 Padgbury Lane, Congleton, CW12 4LP NO OBJECTION

### Weekly List 22<sup>nd</sup> January 2018

18/0456C 19A High Street, Congleton, CW12 1BN NO OBJECTION

Councillors Bates, Barker, Edwards and Hayes declared a "non pecuniary" interest in application 18/0456C

18/0459C	11 Tall Ash Avenue, Congleton, CW12 2DZ	NO OBJECTION
18/0115C	Land Off Astbury Mere, Congleton, CW12	NO OBJECTION
18/0450T	1 Cophorne Close, Congleton, CW12 3DJ	NO OBJECTION
		Subject to usual conditions
18/0426C	65 Park Lane, Congleton, CW12 3DD	NO OBJECTION
18/0378D	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
18/0368T	3 Biddulph Road, Congleton, CW12 3LQ	NO OBJECTION
		Subject to usual conditions
18/0299C	Land Between Machester Road, Congleton, CW12	NO OBJECTION

### Weekly List 29<sup>th</sup> January 2018

18/0593T	1 Bank Street, Congleton, CW12 1EJ	NO OBJECTION
		Subject to usual conditions
18/0502C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
18/0401C	4 The Crescent, Congleton, CW12 4BQ	NO OBJECTION
18/0500C	Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB	NO OBJECTION
18/0533C	Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB	NO OBJECTION
18/0311T	Land near 206 Padgbury Lane, Congleton, CW12 4HU	

Resident reported damage by a contractor to a Cherry Tree on Padgbury Lane that has a TPO. Chief Officer to investigate the incident with Cheshire East Highways to establish if the contractor who undertook the works had

- Permission from Highways
- Were they registered / qualified Tree Surgeons
- Potential breaches of Health and safety Act

And to also

- Engage with CEC Highways to look into the practicalities of devolving the control / authority for tree works to CTC Streetscape Team

18/0486C 17 Gosling Way, Congleton, CW12 4WD **NO OBJECTION - subject to concerns being noted regarding retaining the trees near the garage which have Tree Protection Orders**

### Weekly List 29<sup>th</sup> January 2018 Additional

Decisions on the following six applications were deferred until the next Planning Committee meeting

18/0616C	55B Sandbach Road, Congleton, CW12 4LH
18/0625D	6 Back Lane, Congleton, CW12 4PP
17/6096C	Congleton Fire Station, West Road, Congleton, CW12 1LRN
18/0559D	Lawton House Surgery, Bromley Road, Congleton, CW12
Councillor Hayes declared a "non pecuniary" interest in application 18/0559C	
18/0019C	Lee House, 27 North Street, Congleton, CW12 1HF
18/0391C	Palatine Mill, Unit 2 Radnor Park Ind Centre, Congleton

## 6. PLANNING APPEALS

None to report

7. **12/0410C – Astbury Place Development**

Councillors reviewed the correspondence from Adam Taylor and requested that the Chief Officer responds covering the following points

- The Town Council approved the original Planning application from Morris Homes
- This included as a condition the provision of a bridge from the development
- This condition was part of a section 106 agreement
- Residents acquiring properties within this development would have / should have been aware of this condition
- As it is a legal agreement and formed part of the Planning approval the bridge needs to be built

In addition, the Chief Officer is to also contact CEC with regards to concerns about the safety and condition of the footbridge from Havanah Lane

L D Barker – Chairman

## Deferred from Planning Meeting – 8.2.18 - Weekly List for 29 January 2018

Planning Ref	Proposal	Location	Status
<b>1 *</b> 18/0616C	Proposed single storey rear extension	55B, SANDBACH ROAD, CONGLETON, CW12 4LH	Mr & Mrs Norburn
<b>2 *</b> 18/0625D	Discharge of condition 8 on approval 14/5789C - Demolition of concrete and timber fronted double lock-garage and replacement with a detached two storey, two bedroomed house	6, Back Lane, CONGLETON, Congleton, Cheshire, CW12 4PP	Mr & Mrs Perry
<b>3 *</b> 17/6096C	Advertisement Consent for vinyl corporate message signage to appliance bay doors to front elevation	Congleton Fire Station, WEST ROAD, CONGLETON, CW12 1LE	Cheshire Constabulary
<b>4 *</b> 18/0559D	Discharge of condition 3 on application number 16/5583C.	Lawton House Surgery, BROMLEY ROAD, CONGLETON, CW12 1QG	Ms M Lyman
<b>5</b> 18/0019C	Conversion of offices to 2 self contained flats.	Lee House, 27, NORTH STREET, CONGLETON, CW12 1HF	Mr Van Pham
<b>6 *</b> 18/0391C	Two storey extension	PALATINE MILL UNIT 2, Radnor Park Industrial Centre, RADNOR PARK, CONGLETON, CW12 4XJ	Mr Hurst

## Weekly List for 5 February 2018

Planning Ref	Proposal	Location	Applicant
<b>7 *</b> 18/0703T	Works to Plane Tree	14, BARNETT GROVE, CONGLETON, CW12 4WF	Mr A Ellison
<b>8</b> 18/0696C	variation of condition 2 on application 17/4130C; Change of use of part of mixed-purposed building to one residential dwelling and relocation of existing riding arena	Land North Of, SPRINK LANE, CONGLETON	Mr & Mrs Radcliffe
<b>9</b> 18/0671C	Extending and conversion of existing garage and workshop into dwelling	24, BOUNDARY LANE, CONGLETON, CW12 3HZ	Mr & Mrs L Waddup
<b>10 *</b> 18/0633C	Proposed First Floor Dormer Extension and Pitched Roof to Replace Existing Single Storey Flat Roof.	76, SANDBACH ROAD, CONGLETON, CHESHIRE, CW12 4	Mr & Mrs Cosgrove
<b>11 *</b> 18/0604T	T1 Sycamore - Crown reduce over garden as excessive shading by 2 to 3 metres. Tree height is approx. 18 metre and spread of 10 metre G1 There are works for safety that are required either side of the footpath to the rear of the property and indeed the length of the footpath. There is a group of dead Elm that need felling and some deadwood removal needed on other trees	LAND AND FOOTPATH TO REAR OF 16, OVERTON CLOSE, CONGLETON, CW12 1JZ	Ansa Ltd
<b>12</b> 18/0629D	Discharge of condition 4 on approval 17/4733C for Listed Building Consent for conversion of existing flat into three bedroom apartment over the existing pizzeria and change of use of existing listed derelict building to a three/four bedroom townhouse	12-16, ROOD HILL, CONGLETON, CONGLETON, CHESHIRE, CW12 1LQ	Mr Jackiw



## Weekly List for 12 February 2018

Planning Ref	Proposal	Location	Status	Applicant
<b>13</b> 18/0890C	Proposed change of use from Band club (A4) to Motor Home sales and display (sui generis) and extension to form showroom	CONGLETON TOWN BAND CLUB, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT	Registered with Case Officer	Wincham Leisure Ltd
<b>14</b> 18/0788C	Substitution of house types on plots 43-46 including one additional dwelling.	Land Off Manchester Road Phase 1, MANCHESTER ROAD, CONGLETON	Registered with Case Officer	Jones Homes Ltd
<b>15 *</b> 18/0738C	single storey front extension	44, HAWTHORNE CLOSE, CONGLETON, CHESHIRE, CW12 4UF	Registered with Case Officer	Mr & Mrs Dean
<b>16 *</b> 18/0699C	Single storey side extension to form bedroom	Hollybrook Barn, MIDDLE LANE, CONGLETON, CW12 3PY	Registered with Case Officer	Mrs T Leese

# Weekly List for 19 February 2018

<b>Planning Ref</b>	<b>Proposal</b>	<b>Location</b>	<b>Applicant</b>
<b>17 *</b> 18/0109D	Discharge of Condition 4 on 17/1107C - Proposed Memorial Viewing Platform overlooking Astbury Mere	Astbury Mere Country Park, SANDY LANE, CONGLETON	Astbury Mere Trust
<b>18 *</b> 18/0921C	Proposed first floor extension over existing garage, new single storey rear extension and new front porch.	33 , Leamington Road, CONGLETON, CW12 4PE	Mr & Mrs Lansley
<b>19</b> 18/0907C	Single dwelling in existing garden of 138 Canal Road Congleton	138, CANAL ROAD, CONGLETON, CW12 3AT	Mr T Kiely
<b>20 *</b> 18/0962T	Fell and remove 5 conifers	CONGLETON CRICKET CLUB, BOOTH STREET, CONGLETON, CW12 4DG	Congleton Cricket Club