



Congleton Town Council

Historic market town

Chief Officer: **David McGifford**

17th May 2018

Dear Councillor

Planning Committee Meeting – Thursday 24th May 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 24th May 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 5th April 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.



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where friends are made

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4. Outstanding Actions

None

5. Questions from Members of the Public

To receive any questions from Members of the Public relevant to the meeting agenda.

6. 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 2nd, 9th, 16th, 23rd, 30th April and 7th May 2018 (copy enclosed).

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

7. 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 5th APRIL 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 D S Allen
Mrs S Akers Smith
Mrs A L Armit
J G Baggott
P Bates
R. Boston
C H Booth
D T Brown
G R Edwards
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry
M A Walker
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors P. Broom, G. P. Hayes, Mrs S. A. Holland and Mrs E Wardlaw.

2. **MINUTES**

PLN/57/1718 RESOLVED: That the Minutes of the Meeting of the Committee held on 8th March 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, Brown 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/58/1718 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly List 26th February 2018

18/1076D	Land North of Chestnut Drive, Congleton, CW12	NO OBJECTION
18/1020C	Land at Macclesfield Road, Congleton, CW12	NO OBJECTION

Weekly List 5th March 2018

18/1081C	10 Park View, Park Road, Congleton, CW12 1DR	NO OBJECTION
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Councillor Martin declared a "non pecuniary" interest in application 18/1081C

18/1170C	54 Leek Road, Congleton, CW12 3HU	NO OBJECTION
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Subject to taking into consideration two neighbour's concerns and a site visit to determine levels required to avoid flooding issues

18/1099D	Dane Velly Road, Congleton, CW12 1PH	NO OBJECTION
18/0620C	6 Box Lane, Congleton, CW12 4NS	NO OBJECTION
18/1126C	Cranberry Gardens, Macclesfield Road, Congleton	NO OBJECTION

Weekly List 12th March 2018

18/1173C	19 Johnson Close, Congleton, CW12 3TQ	NO OBJECTION
18/1214D	Land Off Padgbury Lane, Congleton, CW12	NO OBJECTION
18/1216D	Land West of Padgbury Lane, Congleton, CW12	NO OBJECTION
18/1271C	1B Sherratt Close, Congleton, CW12 3BT	NO OBJECTION
18/1272C	11 Richards Grove, Congleton, CW12 4WH	NO OBJECTION
18/1301D	Land North of Sprink Lane, Congleton, CW12	NO COMMENT

Councillor Barker declared a "pecuniary" interest in application 18/1301C – this item was not debated

All Councillors declared a "non pecuniary" interest in application 18/1301D as the applicant is a Town Councillor

18/1302C	9 Guernsey Close, Congleton, CW12 3TL	NO OBJECTION
18/1303C	12 A West Street, Congleton, CW12 1JR	NO OBJECTION

subject to Cheshire East's Conservation Officer being consulted

Councillor Martin declared a "pecuniary" interest in application 18/1303C and left the room and did not vote

Councillor Booth declared a "non pecuniary" interest in application 18/1303C

18/1305C	82 Longdown Road, Congleton, CW12 4QR	NO OBJECTION
18/1312C	108 Longdown Road, Congleton, CW12 4QS	NO OBJECTION

Weekly List 19th March 2018

18/1323C	74 Bath Vale, Congleton, CW12 2HY	NO OBJECTION
18/1343C	37 Bailey Crescent, Congleton, CW12 2EN	NO OBJECTION
18/1377C	Land East of Footbath 37, Middle Lane, Congleton	NO OBJECTION
18/1401C	11 Berkshire Drive, Congleton, CW12 1SB	NO OBJECTION
18/1417C	40 Thames Close, Congleton, CW12 3RL	NO OBJECTION
18/1460D	Lawton House Surgery, Bromley Road, Congleton, CW12	NO OBJECTION

Councillor Bates declared a "non pecuniary" interest in application 18/1460D

Weekly List 26th March 2018

18/0986C Chapel Brook House, 9 Moody Street, Congleton, CW12 REFER TO
**CHESHIRE EAST LEGAL TEAM DUE TO THE DISPARITY BETWEEN THE TWO
APPLICATIONS**

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APPLICATIONS**

18/1531C 40 Dale Crescent, Congleton, CW12

NO OBJECTION

18/1538C 4 Dorset Close, Congleton, CW12 1LU

NO OBJECTION

6. **PLANNING APPEALS**

None to report

L D Barker – Chairman

Weekly List for 2 April 2018

Planning Ref	Proposal	Location	Applicant
1 18/1617D	Discharge of Conditions 8, 10, 12, 14, 17 & 18 on 17/4558C - Reserved Matters for appearance, layout landscaping and scale further to outline permission 17/3808c (variation of conditions attached to appeal APP/R0660/A/14/2221324) for up to 120 dwellings, up to 180 sq. m of health related development, community facilities and associated infrastructure	Land West of Padgbury Lane, Congleton, CW12 4LR	Stewart Milne Homes
2 * 18/1655C	REPLACEMENT AGRICULTURAL STORAGE BUILDING	ALDERS FARM, DIAL LANE, CONGLETON	Mr P Bromley
3 18/1750C	Outline application for two storey dwelling with vehicular & pedestrian access	1, LEAMINGTON ROAD, CONGLETON, CW12 4PF	Mr and Mrs Sinclair
4 * 18/1716C	Prior approval of single storey rear extensions to nos.4 and 6, extending 4.8m beyond the rear wall, maximum height of 3.9 and eaves height of 2.4m	4 & 6 NEWLYN AV CONGLETON, CW12 3AX	Mr G Gowing
5 * 18/1730C	Proposed single storey rear extension and conversion of existing garage	9, CUMBERLAND ROAD, CONGLETON, CW12 4PH	Mr & Mrs Hayes
6 * 18/1514C	Construction of proposed single storey rear extension	26, WOBURN DR CONGLETON, CW12 3SS	Mr & Mrs Brownsword
7 18/1589D	Discharge of conditions 10, 18, 19, 24 and 33 on application 16/4558C	Land Off, MACCLESFIELD ROAD CONGLETON	Redrow
8 * 18/1658C	The proposed building works will consist of adding an additional storey to an existing single storey extension.	11, CRESCENT ROAD, CONGLETON, CW12 4BG	Mr D Clarke
9 18/1597D	Discharge of conditions 6, 8, 10, 13 & 26 on application 17/3808C	Land West of PADGBURY LANE, CONGLETON	Stewart Milne Homes

Weekly List for 9 April 2018

Planning Ref	Proposal	Location	Applicant
10 * 18/1878C	Rear single storey ground floor extension, 2 rooflights on front elevation and flat roofed rear dormer	8, WEATHERCOCK LANE, CONGLETON, CW12 3PP	Mr M Ball
11 * 18/1821C	2 No Projecting Signs; 1 No. Wooden Sign and 1 No. set of sprayed lettering.	Rumba, 6-8 Swan Bank, Congleton, CW12 1AH	Dawnvale Ltd
12 * 18/1599C	Advertisement consent for 1 no. mini stack sign, 1 no. informative sign and 1 no. flagpole	Land Between Manchester Road and, Giantswood Lane, Hulme Walford	Bloor Homes Ltd
13 * 18/1796D	Discharge of Conditions 5 & 6 on 16/5583C - New single storey side extension incorporating new clinical accommodation with record storage within new roof space	Lawton House Surgery, BROMLEY ROAD, CONGLETON, CW12 1QG	Ms M Lyman
14 * 18/1805T	T1 fell Silver Birch, T2 - T4 crown reduction of White Beam, Rowan & Norwegian Maple to approx 5m, T5 crown lift and crown clean Silver Birch	1, BRADBURY GARDENS, CONGLETON, CW12 3SR	Mr J Grayson

Weekly List for 16 April 2018

Planning Ref	Proposal	Location	Applicant
15 18/1718C	Conversion of Capitol Walk Shopping Centre into 14 no 1 and 2 bedroom townhouses and apartments along with the creation of two retail units. The application includes the change of use of the building to incorporate use class C3 Dwelling houses.	Capitol Walk Shopping Centre, High Street, Congleton, CW12 1WB	Clowes Dev.
16 * 18/1904C	Single storey rear extension	5, CAMBORNE CLOSE, CONGLETON, CHESHIRE, CW12	Mr & Mrs Butler
17 18/1946D	Discharge of conditions 2, 7 and 15 on application 17/3258C - Reserved matters application for appearance, landscaping, layout and scale following outline permission 13/4216C, and subsequent variation of condition application 16/2189C	Land West of Padgbury Lane, Congleton, CW124LR	Seddon Homes Ltd
18 * 18/1740C	Proposed rear conservatory	2, Highfield Cottages, HIGHFIELD ROAD, CONGLETON, CW12 3AQ	Mr A Langford
19 18/1756D	Discharge of conditions 16(b) & 24 on application 14/2049C.	Dane Valley Road, Congleton CW12 1PH	Miller Homes
20 * 18/1909D	Discharge of conditions 13 and 15 on application 17/0253C	Land at Radnor Park Industrial Estate, BACK LANE, CONGLETON	MCI Dev Ltd
21 * 18/1942C	Prior notification of a single storey rear extension extending 7.5 (max.8)m beyond the rear wall, maximum height of 3.8 (max. 4)m and eaves height of 2.4 (max. 3)m	75, ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12	Mr & Mrs Rewinski
22 * 18/1876C	Certificate of lawful proposed development of side extension to link to existing garage and new rooflight on rear elevation	75, ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12 4	Mr & Mrs Rewinski
23 * 18/1886T	Fell 3 x Sycamore trees.	10, WEST STREET, CONGLETON, CW12 1JR	K Hughes

Weekly List for 23 April 2018

Planning Ref	Proposal	Location	Applicant
24 18/1986C	Variation of condition 2 on application 09/2070C	TAN HOUSE FARM, WEATHERCOCK LANE, CONGLETON, CHESHIRE, CW12 3PS	Mr G Bostock
25 * 18/2056C	Single storey side and rear extension	3, PARTRIDGE CLOSE, CONGLETON, CW12 3FD	Mr & Mrs Sharp
26 * 18/2019C	Listed building consent for dividing existing offices into 3 separate units and amendments to existing elevations with new entrance and two new windows	12A, WEST STREET, CONGLETON, CW12 1JR	Synergy AV Ltd
27 18/1989C	Listed Building Consent for works to Tan House Barn (part retrospective)	TAN HOUSE FARM, WEATHERCOCK LANE, CONGLETON, CHESHIRE, CW12 3PS	Mr C Bostock
28 * 18/2010C	Proposed detached garage	The Drumbles, 4, BANKY FIELDS, CONGLETON, CW12 4BZ	Mr A Cole

Weekly List for 30 April 2018

Planning Ref	Proposal	Location	Applicant
29 18/2217C	Proposed demolition of existing 3 bed detached bungalow and erection of a 'new build' 4 bed detached dormer style bungalow.	27, Padgbury Lane, Congleton, CW12 4LP	Byrne Electrical
30 * 18/1656C	Change of business use from A1, to Beauty Salon Sui-Generis	42A, LAWTON STREET, CONGLETON, CHESHIRE, CW12 1RS	Miss G Lucas
31 * 18/2129C	Prior approval of single storey kitchen extension extending 5.3m beyond the rear wall, maximum height of 4m and eaves height of 2.5m	11, RICHARDS GROVE, CONGLETON, CW12 4WH	Miss K Powis
32 18/2075D	Discharge of conditions 8, 9, 10, 13 and 25 on appeal APP/R0660/A/14/2228681 relating to planning application 13/3517C - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure	LAND WEST OF, GOLDFINCH CLOSE, CONGLETON, CHESHIRE	Seddon Homes Ltd
33 18/2080D	Discharge of conditions 2, 3, 5, 6, 8 and 10 on application 16/6144C - Reserved Matters application (appearance, landscaping, layout & scale) following approved Outline application 13/3517C - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure	LAND WEST OF GOLDFINCH CLOSE, CONGLETON, CHESHIRE	Seddon Homes Ltd

Weekly List for 7 May 2018

Planning Ref	Proposal	Location	Applicant
34 * 18/2276C	Resubmission of App 17/5679C to include pitched roof over existing flat roof single storey element, conversion of Garage into habitable space, front extension and extension of existing vehicle crossing	14, DERWENT DRIVE, CONGLETON, CHESHIRE, CW12 3RN	Miss N German
35 * 18/2265C	Variation of conditions 2 and 6 on application 18/0200C - New 3 bed detached dwelling	11, BRADWELL GROVE, CONGLETON, CHESHIRE, CW12 3HD	Mr Santini