



Congleton Town Council

Historic market town

Chief Officer: David McGifford

12th July 2018

Dear Councillor

Planning Committee Meeting – Thursday 19th July 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 19th July 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 Strategy Working Group meeting at 6.30 p.m. to discuss Planning Protocol

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 14th June 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.

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 www.congleton-tc.gov.uk



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 4th ,11th , 18th , 25th June and 2nd July 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 14th JUNE 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
P Bates
R. Boston
P Broom
G R Edwards
G P Hayes
Mrs S A Holland
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 Mrs. D. S. Allen, J. S. Baggott, D. T. Brown, C. H. Booth and Mrs E Wardlaw.

2. MINUTES

PLN/3/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 24th May 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, Hayes and Williams declared a “non pecuniary” interest due to their membership of Cheshire East Council.

4. OUTSTANDING ITEMS

No outstanding actions

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

6. PLANNING APPLICATIONS

PLN/4/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly List 14th May 2018

18/2420C	Former Paul Sheard Autos, Newcastle Road, Congleton	NO OBJECTION
Councillors Bates and Armit declared a "non pecuniary" interest in application 18/2420C		
18/2483C	High Trees, Reades Lane, Congleton, CW12 3LL	NO OBJECTION
18/2441D	Congleton Edge Methodist Chapel, Congleton Edge Road Congleton, CW12 3NB	NO OBJECTION

Weekly List 21st May 2018

18/2580C	Tanners Barn, Weathercock Lane, Congleton, CW12 3PS	NO OBJECTION
Councillor Walker declared a "non pecuniary" interest in application 18/2580C		
18/2575C	8 Westholme Close, Congleton, CW12 4FZ	NO OBJECTION

Weekly List 28th May 2018

18/2623C	Key Green Farm, Pedley Lane, Congleton	REFER TO
CHESHIRE EAST DUE TO THE DEVELOPMENT BEING IN THE GREENBELT		
All Councillors declared a "non pecuniary" interest in application 18/2623C		
18/2688C	112 Holmes Chapel Road, Congleton, CW12 4NX	NO OBJECTION

Weekly List 4th June 2018

18/2745C	12 Birch Road, Congleton, CW12 4NR	NO OBJECTION
18/2803C	Riverside, Mountbatten Way, Congleton, CW12 1DY	REFUSE DUE TO
HIGHWAY ISSUES INCLUDING		
- Access to and from the site		
- Traffic movements		
- Inadequate parking provision		
- Lack of suitable pavements in the surrounding area including Worrall Street		
- Loss of parking for Daneside Theatre customers		
Councillors Bates, Broom, Hayes, Williams and Parry declared a "non pecuniary" interest in application 18/2803C		
18/2804C	Meadowside, Mountbatten Way, Congleton, CW12 1DY	
HIGHWAY ISSUES INCLUDING		
- Access to and from the site		
- Traffic movements		
- Inadequate parking provision		
- Lack of suitable pavements in the surrounding area including Worrall Street		
- Loss of parking for Daneside Theatre customers		
Councillors Bates, Broom, Hayes, Williams and Parry declared a "non pecuniary" interest in application 18/2804C		
18/2811C	76 Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
18/2795C	11 Crescent Road, Congleton, CW12 4BG	NO OBJECTION
18/2765C	Crossley Hall Farm, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
18/2764C	Crossley Hall Farm, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
18/2727C	Astbury Water Park, Astbury Lake, Newcastle Road, Congleton	NO OBJECTION

7. **PLANNING APPEALS**

None received from Cheshire East.

L D Barker – Chairman

Weekly List for 4 June 2018

Planning Ref	Proposal	Location	Applicant
1 18/2041C	Change of use to garage to be used as storage for business.	16, CRAYFORD AVENUE, CONGLETON, CHESHIRE, CW12 2BW	Mr A Duckworth
2 * 18/2756C	Orangery to side of property	12, BEECH CLOSE, CONGLETON, CW12 4YL	Mr Wright
3 * 18/2844C	Certificate of lawful proposed use for rear facing single storey extension	1, PRIORY CLOSE, CONGLETON, CW12 3JL	Mrs E Nixon
4 18/2848C	A revised scheme incorporating the approved Folded Roof and Side-by-Side drive thru layout. Reconfiguration and extension of existing car park accommodating alterations to the drive thru lane for the introduction of side by side ordering, including a new island for signage and amendments to kerb lines with associated works to the site. Alterations to elevations to include a new "Folded Roof" concept, comprising of new aluminium cladding to the roof, new style drive thru booths and the construction of extensions totalling 55.16 sqm. The installation of 2 no. Customer Order Displays (COD) with the relocation of the existing height restrictor.	MCDONALDS RESTAURANTS LTD, CLAYTON BYPASS, CONGLETON, CHESHIRE, CW12 1LR	McDonalds Ltd
5 18/2849C	Advertisement consent for relocation of the existing height restrictor	MCDONALDS RESTAURANTS LTD, CLAYTON BYPASS, CONGLETON, CW12 1LR	McDonalds Ltd

Weekly List for 11 June 2018

Planning Ref	Proposal	Location	Applicant
6 * 18/2858C	Non-material amendment to application 16/3840C.	Land North Of Chestnut Drive And West Of, BACK LANE, CONGLETON	Seddon Homes Ltd
7 * 18/2942C	Erection of single storey side and rear extension.	2, RUSKIN ROAD, CONGLETON, CW12 4EA	Mrs C Hadfield
8 18/2939C	Proposed replacement floodlights	Congleton Town Football Club, Crescent Road, Congleton, CW12 4BJ	Mr N Moorhouse
9 * 18/2371C	Steel framed agricultural building to store hay and sheep at lambing time	Land North of, Sprink Lane, Congleton, CW12 3PY	Mr & Mrs G Radcliffe
10 * 18/2867C	Outline application for a new utility building to serve the Congleton Bath House and Physic Garden, incorporating storage, toilet, and washing-up facilities.	Congleton Bath House And Physic Garden, COLEHILL BANK, CONGLETON, CW12 3AD	Congleton Building Preservation Trust

Weekly List for 18 June 2018

Planning Ref	Proposal	Location	Applicant
11 * 18/3150C	Proposed extensions and alterations	75, ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12 4JJ	Mr & Mrs Rawinski
12 * 18/3067C	Proposed Remodelling of Dwelling and Proposed Car-port	HILLSIDE CROFT, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA	Mr S Faulkner
13 * 18/3027C	Proposed single storey side extension	51, HENSHALL HALL DRIVE, CONGLETON, CW12 3TY	Mr & Mrs Higgs
14 * 18/3022C	Proposed roof alterations over existing study	19, JOHNSON CLOSE, CONGLETON, CW12 3TQ	Mr & Mrs Nuttall

Weekly List for 25 June 2018

Planning Ref	Proposal	Location	Applicant
15 * 18/3276C	Demolition of conservatory and erection of rear facing single storey extension and front facing canopy roof	37, BLYTHE AVENUE, CONGLETON, CHESHIRE, CW12 4LQ	Mr S Oakley
16 * 18/3235C	Certificate of Lawful Proposed Use for the demolition of existing conservatory and erection of single storey extension.	21, Chaffinch Close, Congleton, Cheshire, CW12 3FE	Mr & Mrs Hawkins
17 * 18/3170C	Proposed two storey side extension and single storey rear extension.	30, JACKSON ROAD, CONGLETON, CW12 1PE	Mr & Mrs Waltho Jones

Weekly List for 2 July 2018

Planning Ref	Proposal	Location	Applicant
18 * 18/3265C	Variation of Condition 2 on 17/6388C - The conversion of a building to a single dwelling house.	LAND NORTH OF, SPRINK LANE, CONGLETON, CW12 3PF	Mr & Mrs L Barker
19 * 18/3293C	Single Storey Rear Extension.	LILAC COTTAGE, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NB	Mr & Mrs M Hayes
20 18/3197C	Change of use and conversion of existing garage to dwelling	17, MOSS ROAD, CONGLETON, CHESHIRE, CW12 3BN	Mr P Tann
21 * 18/3291C	Proposed detached garage.	19 William Street, Congleton, CW12 2EY	Mr P Lea
22 * 18/3301C	Extension to existing dwelling	27, CHESTNUT DRIVE, CONGLETON, CW12 4UB	Mrs L Cheetham
23 * 18/3356C	Two storey side extension	5, SOUTHLANDS ROAD, CONGLETON, CW12 3JY	Mr Long & Ms Hodgson