



Congleton Town Council

Historic market town

Chief Officer: David McGifford

29th August 2018

Dear Councillor

Planning Committee Meeting – Thursday 6th September 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 6th September 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 9th August 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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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 30 July, 6, 13th and 20th August 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 9th AUGUST 2018

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

PRESENT

Councillor G R Edwards – In the Chair
Mrs S Akers Smith – arrived – 6.35 p.m.
Mrs D. Allen – arrived – 6.50 p.m.
Mrs A L Armitt – arrived 6.45 p.m.
P Bates
J G Baggott,
R Boston
D T Brown – arrived 7.10 p.m.
G P Hayes
Mrs S A Holland – arrived 6.40 p.m.
Mrs A. E. Morrison
Mrs J D Parry
M A Walker
Mrs E Wardlaw
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors L. D. Barker and Mrs A. M. Martin

2. **MINUTES**

PLN/5/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 19th July 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, Hayes, Wardlaw 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/6/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Deferred Item

- 18/2041C 16 Crayford Avenue, Congleton, CW12 2BW **CONCERNS WERE RAISED in respect of the following items –**
- **Noise and disturbance – over the years the business has grown and vans are arriving as early as 7 a.m., late evening and weekends disturbing the neighbours**
 - **Highway and safety issues – large delivery lorries arrive up to 3 times daily blocking the road and access to neighbouring properties**
 - **Traffic generation**
 - **Vehicular access**
 - **Adequacy of parking**
 - **Hazardous materials and ground contamination. The site visit was only external. An internal inspection needs to be made to ensure no hazardous or inflammable materials are stored**

Weekly List 9th July 2018

- | | | |
|----------|--|--------------|
| 18/3532C | 7 Moody Street, Congleton, CW12 4AN | NO OBJECTION |
| 18/3495C | Dane Brook Cottage, Castle Inn Road, Congleton | NO OBJECTION |
| 18/3474C | 44 Padgbury Lane, Congleton, CW12 4LP | NO OBJECTION |
| 18/3441C | Land Off Manchester Road, Congleton, CW12 2NA | NO OBJECTION |
| 18/3226C | Little Moss Farm, Priory Close, Congleton | NO OBJECTION |

Weekly List 16th July 2018

- | | | |
|----------|---|---|
| 18/3490C | Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY | NO OBJECTION |
| 18/3679C | 7 Worrall Street & Mountbatten Court, Congleton | CONCERNS WERE RAISED about parking and overdevelopment of the plot |
| 18/3619C | The Laurels, Canal Road, Congleton, CW12 3AP | NO OBJECTION |
| 18/3152D | Little Lowe Farm, 82 Buxton Road, Congleton, CW12 2DY | NO OBJECTION |
| 18/3464C | 19 Pavilion Way, Congleton, CW12 4EW | NO OBJECTION |
| 18/3081D | 23 Lawton Street, Congleton, CW12 1RU | NO OBJECTION |
| 18/3549T | 29 Longdown Road, Congleton, CW12 4QH | NO OBJECTION
Subject to usual conditions |
| 18/3550T | 27 Longdown Road, Congleton, CW12 4QH | NO OBJECTION
Subject to usual conditions |

Weekly List 23rd July 2018

- | | | |
|---|--|---|
| 18/3752C | 1 Astbury Lane Ends, Congleton, CW12 3AY | NO OBJECTION |
| Councillors Bates and Armitt declared a "non pecuniary" interest in application 18/3752C | | |
| 18/3616C | Land South of Padgbury Lane, Congleton | CONCERNS WERE RAISED in respect of the following items – |
| - Refer to the Cheshire East Design Guide in respect of three storey housing and the interface with open countryside | | |
| - The social housing percentage | | |
| - Design and layout | | |
| - Sustainable transport infrastructure and cycleways | | |
| - Drainage concerns including pipe fed rather than run off and flood levels. United Utilities to advise. | | |

Councillor Wardlaw declared a "pecuniary" interest in application 18/3616C, left the room and did not participate in the debate or vote
Councillor Bates declared a "non pecuniary" interest in application 18/3616C as he had met with the developer

Weekly List 30th July 2018

18/3919C	24 Westholme Close, Congleton, CW12 4FZ	NO OBJECTION
18/3793C	48 Bromley Road, Congleton, CW12 1PT	NO OBJECTION
18/3851C	Vale Mill, Priestly Fields, Congleton, CW12 4AD	NO COMMENT
18/3880C	Land adj. The Pump Hose, Forge Lane, Congleton, CW12	NO OBJECTION
18/3732D	130 Holmes Chapel Road, Congleton, CW12 4NY	NO OBJECTION
18/3860C	19 Kingfisher Close, Congleton, CW12 3FF	NO OBJECTION
18/3823C	138 Canal Road, Congleton, CW12 3AT	NO OBJECTION
18/3836D	Lamberts Lane Stables, Lamberts Lane, Congleton	NO OBJECTION

7. **PLANNING APPEALS**

None received from Cheshire East.

The meeting closed at 7.15 p.m.

Councillor G R Edwards – In the Chair

Weekly List for 30 July 2018 (2)

Planning Ref	Proposal	Location	Applicant
1 * 18/3951D	Discharge of Condition 10 on approved application 15/4089C	Former Sutherland Works, Bromley Road, Congleton	MCI Developments
2 18/3758C	Conversion of two storey barn to shop/offices, extension for shop and new petrol forecourt & canopy	Portree Service Station, PADGBURY LANE, CONGLETON, CW12 4HX	Mr D Porter
3 18/3886C	Outline planning application for proposed 1No two storey detached dwelling.	Land Off, MEADOW AVENUE, CONGLETON	VWB Architects
4 * 18/3695C	Part demolition of existing rear first floor bedroom and erection of first floor extension, rear facing single storey extension and extension of rear patio area	50, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	S Williams & D Pass
5 18/3835C	Outline application for construction of one pair of semi-detached two-storey dwellings with all matters reserved	50, PARSON STREET, CONGLETON, CW12 4ED	Mr M Sumner

Weekly List for 6 August 2018

Planning Ref	Proposal	Location	Applicant
6 * 18/4035C	Siting of a portable cabin (portacabin type) to form a small office and customer reception area.	Unit 2 rear of Clark Cable, VAREY ROAD, CONGLETON, Congleton, CW12 1PJ	Cobra Sport Ltd
7 18/4066C	Application for a revised scheme incorporating the reconfiguration of the approved Folded Roof and Side-by-Side drive thru layout.	MCDONALDS RESTAURANTS LTD, CLAYTON BYPASS, CONGLETON, CHESHIRE, CW12 1LR	McDonalds Ltd
8 18/4067C	Advertisement consent for the relocation of signs and the installation of new to accommodate the new drive thru layout. Suite to comprise; 1 no.Height restrictor, 5 freestanding signs and 2 no. Banner signs.	MCDONALDS RESTAURANTS LTD, CLAYTON BYPASS, CONGLETON, CHESHIRE, CW12 1LR	McDonalds Ltd
9 * 18/4014T	Works to tree.	12, WORSLEY DRIVE, CONGLETON, CW12 3TT	Mrs Gravett
10 * 18/4018T	Copper Beech (T1) - Crown lift canopy to approx 5m. Remove major deadwood (3cm diam & greater) from crown. Dead Cherry & 2no. Dead Laburnum group (G2) - Sectionally dismantle to ground level leaving stumps as close to grade as possible. Multistem Cypress (T3) - Sectional dismantle to ground level, leaving stump as close to grade as possible	75, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	Mrs Carter
11 18/3955C	Replacement of commercial storage building by one detached dwelling	Land Adjacent to Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT	Mrs & Mrs M Brindley
12 * 18/3987C	Full planning permission for the erection of a temporary sales suite and associated parking	Land Off, Manchester Road and Biggs Way, Congleton	Trafford Housing Trust

13 * 18/3990C	Advertisement consent for various signage associated with approved residential development of the site.	Land Off, MANCHESTER ROAD, CONGLETON	Trafford Hosing Trust
14 * 18/3996T	W1 two Sycamore, one Beech and two Oak on west/north-west side of property - crown thinning by up to 20% and branch shortening by maximum 4 metres to prevent damage to the property (one Sycamore and Beech overhanging gable end of the property), improve light to the garden, and reduce leaf and tree debris.	15, Forge Lane, Congleton, CW12 4HF	Mr R Podmore
15 18/4068C	Advertisement consent for the installation of new fascia signage with the relocation of 1 no. Existing sign. Suite to comprise: 2 no. White "mcdonald's" letterset signs and 3 no. Yellow "golden arch" symbols.	MCDONALDS RESTAURANTS LTD, CLAYTON BYPASS, CONGLETON, CHESHIRE, CW12 1LR	McDonalds Ltd

Weekly List for 13 August 2018

Planning Ref	Proposal	Location	Applicant
16 * 18/4070C	To rebuild existing kitchen and store and add a side extension to make the kitchen the full width of the house, whilst also adding an additional storey above to provide a further bedroom and a more accessible stair case and family bathroom	162, BIDDULPH ROAD, CONGLETON, CW12 3LS	Mrs P Keogh
17 * 18/4168C	Single storey rear kitchen extension	3, OAKLEIGH COURT, CONGLETON, CW12 4NP	Mr D Kirkham
18 * 18/4182D	discharge of conditions 6 & 7 of existing permission 16/3286C granted under appeal; Demolition of existing bungalow and garage and erection of 4 no. dwellings at 130 Holmes Chapel Road, Congleton	130, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NY	Mr R Kelly
19 18/4127C	Outline application for proposed subdivision of rear garden and construction of 1no. detached two storey dwelling including formation of new vehicular access onto Leek Road	43, CROSS LANE, CONGLETON, CHESHIRE, CW12 3JX	Mrs H Lacey

Weekly List for 20 August 2018

Planning Ref	Proposal	Location	Applicant
20 * 18/4205D	Discharge of conditions 3, 17, 25, 26, 31 and 37 on application 17/4031C.	VALE MILL, PRIESTY FIELDS, CONGLETON, CONGLETON, CHESHIRE, CW12 4AD	Britannia Healthcare Ltd
21 * 18/4206D	Discharge of Condition 16c on approved application 14/2049C.	Land off Dane Valley Road, Congleton.	Miller Homes
22 * 18/4264C	Proposed Detached Garage and Games Room.	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP	Mr A Greenwood