



# Congleton Town Council

Historic market town

Chief Officer: David McGifford

1<sup>st</sup> August 2018

Dear Councillor

## **Planning Committee Meeting – Thursday 9<sup>th</sup> August 2018**

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 9<sup>th</sup> August 2018** commencing at **6.30 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 will be a Strategy Working Group meeting after the Planning Committee Meeting**

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 19<sup>th</sup> July 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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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 9<sup>th</sup>, 16<sup>th</sup> and 23<sup>rd</sup> July 2018 and deferred item (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 19<sup>th</sup> JULY 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 A L Armitt  
P Bates  
R. Boston  
C Booth  
G R Edwards  
G P Hayes  
Mrs J D Parry  
M A Walker  
G S Williams

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S. Akers Smith, J. G. Baggott, D. T. Brown, Mrs S. A. Holland, Mrs A. M. Martin, Mrs A. E. Morrison and Mrs E Wardlaw.

**2. MINUTES**

PLN/5/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 14<sup>th</sup> June 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/6/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

### Weekly List 4<sup>th</sup> June 2018

18/2041C	16 Crayford Avenue, Congleton, CW12 2BW	DEFER UNTIL THE
<b>NEXT MEETING AFTER THE SITE VISIT BY CHESHIRE EAST HAS TAKEN PLACE</b>		
18/2756C	12 Beech Close, Congleton, CW12 4YL	NO OBJECTION
18/2844C	1 Priory Close, Congleton, CW12 3JL	NO OBJECTION
18/2848C	McDonalds, Clayton By Pass, Congleton, CW12 1LR	NO OBJECTION
<b>SUBJECT TO – the comments in the report dated 16.7.18 by A Donkin, Environmental Planning Team being adhered to</b>		
182849C	McDonalds, Clayton By Pass, Congleton, CW12 1LR	NO OBJECTION
<b>SUBJECT TO – the comments in the report dated 16.7.18 by A Donkin, Environmental Planning Team being adhered to</b>		

### Weekly List 11<sup>th</sup> June 2018

18/2858C	Land North Chestnut Drive, Congleton	NO OBJECTION
18/2942C	2 Ruskin Road, Congleton, CW12 4EA	NO OBJECTION
18/2939C	Congleton Town Football Club, Congleton, CW12 2BJ	NO OBJECTION
Councillors Bates, Hayes and Williams declared a "pecuniary" interest in application 18/2939C due to their membership of Cheshire East Council and the connection to Congleton Town Football Club. They left the room and did not participate in the debate or vote		
Councillor Edwards declared a "non pecuniary" interest in application 18/2939C		
18/2371C	Land North Sprink Lane, Congleton, CW12 3PY	NO OBJECTION
Councillor Barker declared a "non pecuniary" interest in application 18/2371C		
18/2867C	Congleton Bath House, Colehill Bank, Congleton	NO OBJECTION
Councillor Williams declared a "non pecuniary" interest in application 18/2867C		

### Weekly List 18<sup>th</sup> June 2018

18/3150C	75 Ullswater Road, Congleton, CW12 4JJ	NO OBJECTION
18/3067C	Hillside Croft, Congleton Edge Road, Congleton	NO OBJECTION
18/3027C	51 Henshall Hall Drive, Congleton, CW12 3TY	NO OBJECTION
18/3022C	19 Johnson Close, Congleton, CW12 3TQ	NO OBJECTION

### Weekly List 25<sup>th</sup> June 2018

18/3276C	37 Blythe Avenue, Congleton, CW12 4LQ	NO OBJECTION
18/3235C	21 Chaffinch Close, Congleton, CW12 3FE	NO OBJECTION
18/3170C	30 Jackson Road, Congleton, CW12 1PE	NO OBJECTION

### **Weekly List 2<sup>nd</sup> July 2018**

18/3265C	Land North Sprink Lane, Congleton, CW12 3PF	NO OBJECTION
Councillor Barker declared a "pecuniary" interest in application 18/3265C as he is the applicant		
All Councillors declared a "non pecuniary" interest in application 18/3265 as the applicant is a Town Councillor		
18/3293C	Lilac Cottage, Congleton Edge Road, Congleton	NO OBJECTION
18/3197C	17 Moss Road, Congleton, CW12 3BN	<b>NO COMMENT</b>
18/3291C	19 William Street, Congleton, CW12 2EY	NO OBJECTION
18/3301C	27 Chestnut Drive, Congleton, CW12 4UB	NO OBJECTION
18/3356C	5 Southlands Road, Congleton, CW12 3JY	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 18/3256C		
18/3079D	23A Lawton Street, Congleton, CW12 1RU	NO OBJECTION
18/3080D	23A Lawton Street, Congleton, CW12 1RU	NO OBJECTION

### **7. PLANNING APPEALS**

None received from Cheshire East.

L D Barker – Chairman

## Deferred from previous meeting on 19<sup>th</sup> July 2018

Planning Ref	Proposal	Location	Applicant
<b>1</b> 18/2041C	Change of use to garage to be used as storage for business.	16, CRAYFORD AVENUE, CONGLETON, CHESHIRE, CW12 2BW	Mr A Duckworth

## Weekly List for 9 July 2018

Planning Ref	Proposal	Location	Applicant
<b>2 *</b> 18/3532C	Change of use from offices for A2 professional services to A1 funeral directors offices	7, MOODY STREET, CONGLETON, CW12 4AN	Mrs C Edward
<b>3 *</b> 18/3495C	Prior Approval for a single storey rear extension , extending 8m beyond the rear wall, maximum height of 3m and eaves height of 3m	DANE BROOK COTTAGE, CASTLE INN ROAD, CONGLETON, CW12 3LP	Mr & Mrs MacCuish
<b>4 *</b> 18/3474C	Proposed single storey and first floor rear extension.	44, Padgbury Lane, Congleton, CW12 4LP	Mr & Mrs Winstanley
<b>5 *</b> 18/3441C	Non material amendment to 14/4452C	Land off Manchester Road, Congleton, CW12 2NA	Jones Homes
<b>6 *</b> 18/3226C	Proposed amendment from three holiday cottages to single dwelling	LITTLE MOSS FARM, PRIORY CLOSE, CONGLETON, CW12 3JL	Mr & Mrs Price



## Weekly List for 16 July 2018

Planning Ref	Proposal	Location	Applicant
<b>7 *</b> 18/3490C	Variation of conditions 3 & 4 on 17/5316M - Reinstatement of farm track and access (Resubmission)	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	Mr P Hudson
<b>8</b> 18/3679C	New Dwelling	7, WORRALL STREET & MOUNTBATTEN COURT, CONGLETON, CW12 1DT	Mountbatten Court Properties
<b>9 *</b> 18/3619C	Listed Building Consent for replacing windows to front elevation	THE LAURELS, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AP	The Laurels
<b>10 *</b> 18/3152D	Discharge of conditions 6, 7, 8, 9, 10, 11, 12, 13, 15, 16 & 20 on application 17/2235C for conversion of redundant barn to a dwelling along with 2 no. dwellings	Little Lowe Farm, 82, BUXTON ROAD, CONGLETON, CW12 2DY	Mr A Tucker
<b>11 *</b> 18/3464C	Single storey rear extension and pool enclosure	19, PAVILION WAY, CONGLETON, CW12 4EW	Mr S Frost
<b>12 *</b> 18/3081D	Discharge of Condition 2 on approved application 08/2028/FUL	23, LAWTON STREET, CONGLETON, CW12 1RU	Mrs J Femia
<b>13 *</b> 18/3549T	Hawthorne Hedge - reduce in height to 2.5m. Scots Pine - fell	29, LONGDOWN ROAD, CONGLETON, CW12 4QH	Mr P Beech
<b>14 *</b> 18/3550T	T1 Oak - remove lowest 3 branches overhanging the rear garden to lift canopy to approx. 7-8m due to excessive shading	27, LONGDOWN ROAD, CONGLETON, CW12 4QH	Mrs J Kilding

## Weekly List for 23 July 2018

Planning Ref	Proposal	Location	Applicant
<b>15</b> 18/3752C	A side extension to the existing day nursery, extension to the opening hours and an increase to the permitted number of children	1, ASTBURY LANE ENDS, CONGLETON, CW12 3AY	Astbury Lane Nursery Ltd
<b>16</b> 18/3616C	Reserved Matters approval is sought for matters of appearance, landscaping, layout and scale for the development of 136 dwellings, together with associated open space, landscaping and highway infrastructure pursuant to outline planning permission 13/4216 as amended by application reference 16/2189C. The original outline application was submitted with a Environmental Statement.	Land South Of, PADGBURY LANE, CONGLETON	Northern Property Investments