



Congleton Town Council

Historic market town

Chief Officer: David McGifford

26th September 2018

Dear Councillor

Planning Committee Meeting – Thursday 4th October 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 4th October 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 6th September 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

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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 3rd 10th and 17th September 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 6th SEPTEMBER 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. Allen
Mrs A L Armitt
P Bates
J G Baggott
R Boston
G R Edwards
G P Hayes
Mrs S A Holland
Mrs J D Parry
M A Walker
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors A. M. Martin and Mrs A. E. Morrison

2. **MINUTES**

PLN/7/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 9th August 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, 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/8/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly List 30th July 2018

18/3951D Former Sutherland Works, Bromley Road, Congleton NO OBJECTION
18/3758C Portree Service Station, Padgbury Lane, Congleton NO OBJECTION

Subject to the Cheshire East Tree Preservation Officer reviewing the application in respect of Tree Preservation Orders

All Councillors declared a "non pecuniary" interest in application 18/3758C as the Town Council purchases fuel from Portree Service Station

18/3886C Land Off Meadow Avenue, Congleton, CW12 NO OBJECTION
18/3695C 50 Park Lane, Congleton, CW12 3DD NO OBJECTION
18/3835C 50 Parson Street, Congleton, CW12 4ED DEFER TO

CHESHIRE East – due to lack of detailed plans and quality of information

Weekly List 6th August 2018

18/4035C Unit 2 rear of Clark Cable, Varey Road, Congleton NO OBJECTION
18/4066C McDonalds Restaurants, Clayton Bypass, Congleton NO OBJECTION –
subject to concerns being noted regarding light pollution from the signage
18/4067C McDonalds Restaurants, Clayton Bypass, Congleton NO OBJECTION
subject to concerns being noted regarding light pollution from the signage
18/4014T 12 Worsley Drive, Congleton, CW12 3TT NO OBJECTION
Subject to usual conditions
18/4018T 75 Park Lane, Congleton, CW12 3DD NO OBJECTION
Subject to usual conditions

Councillor Edwards declared a "non pecuniary" interest in application 18/4018T

18/3955C Land Adj. to Oak Lea, Crouch Lane, Congleton CW12 REFER BACK TO CHESHIRE EAST for determination in line with development in the green belt policy and concerns regarding design, visual appearance and materials

Councillors Williams declared a "non pecuniary" interest in application 18/3955C

18/3987C Land Off Manchester Road & Biggs Way, Congleton NO OBJECTION
18/3990C Land Off Manchester Road, Congleton NO OBJECTION
18/3996T 15 Forge Lane, Congleton, CW12 4HF NO OBJECTION
18/4068C McDonalds Restaurants, Clayton Bypass, Congleton NO OBJECTION
subject to concerns being noted regarding light pollution from the signage

Weekly List 13th August 2018

18/4070C 162 Biddulph Road, Congleton, CW12 3LS NO OBJECTION
18/4168C Land South of Padgbury Lane, Congleton NO OBJECTION
18/4182C 130 Holmes Chapel Road, Congleton, CW12 4NY NO OBJECTION
18/4127C 43 Cross Lane, Congleton, CW12 3JX REFER BACK TO

CHESHIRE EAST FOR DETERMINATION

All Councillors with the exception of Akers Smith, Armitt, Baggott and Parry declared a "non pecuniary" interest in application 18/4127C as the applicant is known to them

Weekly List 20th August 2018

18/4205C 24 Westholme Close, Congleton, CW12 4FZ NO OBJECTION
18/4206D 48 Bromley Road, Congleton, CW12 1PT NO OBJECTION
18/4264C 1 Astbury Marsh, Newcastle Road, Congleton NO OBJECTION
18/4303C The Orchard Padgbury Lane, Congleton, CW12 4HX NO OBJECTION
18/4278C Swallow Eaves 214 Padgbury Lane, Congleton NO OBJECTION
18/4268T Betula House 20 Howey Lane, Congleton, CW12 4AE NO OBJECTION
Subject to usual conditions

Councillor Edwards declared a "non pecuniary" interest in application 18/4268T

Weekly List 27th August 2018

18/4223C	71 Manchester Road, Congleton, CW12 2HT	NO OBJECTION
Councillors Bates, Hayes and Holland declared a "non pecuniary" interest in application		
18/4223C		
18/4359C	19 Park Lane, Congleton, CW12 3DG	NO OBJECTION

7. **PLANNING APPEALS**

None received from Cheshire East.

Councillor L. D. Barker – Chairman

Planning Committee 4.10.18 – Weekly List for 3.9.18 –

Planning Ref	Proposal	Location	Houses/ S106
1 * 18/4534C	Extension and alteration of existing coach house to form single dwelling house incorporating change of use from annexe to separate dwelling.	51, Manchester Road, Congleton, CW12 2HX	
2 * 18/4489C	Proposed garage extension and replacement pitched roof.	17, PARK LANE, CONGLETON, CW12 3DG	
3 * 18/4465C	single storey rear extension extending 5m from the rear elevation, 5.1m ridge height and 2.5m to the eaves	54, TIDNOCK AVENUE, CONGLETON, CW12 2HW	
4 * 18/4490T	Copper Beech Tree (T1) Branch 1: Tip prune back the branch length by approximately 1 metre, back to a suitable lateral branch union. Branch 2: Clear the building structure; tip prune back the small twig growth by approximately 1 metre. Prune the lead tip branch back to its union with two sideways growing lateral branches (which are orientated east and west). Branch 4: Prune off the lower end fork back to the lateral, (west orientated small branch). Reduce the tip end of the top fork back to the first lateral branch union. All the above pruning should clear the branch overhang of the patio by approximately 0.5 metres. Crown lift approximately 3 metres.	Dane Court, 21, MILL GREEN, CONGLETON	

Planning Committee 4.10.18 – Weekly List for 10.9.18 –

Planning Ref	Proposal	Location	Houses/S106
5 * 18/4645T	Works to TPO trees - please see schedule and plan	St James Church, West Street, Congleton, CW12 4EF	
6 * 18/4635C	Listed building consent for a new church floor.	ST JOHNS CHURCH, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES	
7 * 18/4328C	Proposed construction of triple garage/store.	117, BUXTON ROAD, CONGLETON, CW12 3PH	
8 18/4413C	Construction of a new single story extension providing changing facilities for the school children. Included within this will be toilet and showering facilities.	Marlfields Primary School, WAGGS ROAD, CONGLETON, CHESHIRE, CW12 4BT	
9 * 18/4584C	Front & side first floor extension and rear single storey extension: including removal of existing rear extension	19, DERWENT DRIVE, CONGLETON, CW12 3RN	
10 * 18/4447C	Variation on condition 3 on application 18/2575C	8, WESTHOLME CLOSE, CONGLETON, CW12 4FZ	
11 * 18/4567T	Lime tree - It has been confirmed that the tree has Brittle Cinder fungus which attacks the roots and makes the tree unsafe - Fell.	4 Mossley Garth Close, Congleton, CW12 3LH	
12 * 18/4559C	Construction of new single storey rear extension	77, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU	

Planning Committee 4.10.18 – Weekly List for 17.9.18

Planning Ref	Proposal	Location	Houses/S106
13 * 18/4784C	First floor extension	5, GRASMERE AVENUE, CONGLETON, CW12 4LZ	
14 * 18/4691D	Discharge of conditions 1-25 on approval 17/4799C - Residential Development of 14Nr Dwellings following demolition of existing car sales building	75, MANCHESTER ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2HT	
15 * 18/4638C	Listed building consent for the provision of tanking to the church hall floor basement.	St Johns Community Church Hall, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES	
16 * 18/4683T	Walnut [T1] Reduce crown height and spread by approx 1m all round. Reason: To maintain the size of tree in its location and ensure clearance of the roadway and property.	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT	