



Congleton Town Council

Historic market town

Chief Officer: David McGifford

18th October 2018

Dear Councillor

Planning Committee Meeting – Thursday 25th 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 25th 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 4th October 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 24th September, 1st and 8th October 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.

8. Licensing Applications

To note or comment as appropriate on licensing applications 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 4th OCTOBER 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. Allen
Mrs A L Armitt
P Bates
J G Baggott
R Boston
G R Edwards
G P Hayes
Mrs S A Holland
Mrs A M Martin
Mrs J D Parry
M A Walker

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs S A Smith (Mayor), D T Brown, Mrs A E Morrison, Mrs E Wardlaw and G Williams

2. MINUTES

PLN/9/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 6th September 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 and Hayes 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/10/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

| Planning Ref | Location | Declarations of interest | Comment |
|-------------------------|--|-------------------------------|---|
| 1 18/4534C | 51, Manchester Road, Congleton, CW12 2HX | NP – L Barker | Reservations were raised with regards to the style of the extension and its relationship to the Victorian Coach House. Concerns raised with regards to the overdevelopment of the site leaving little room for appropriate landscaping |
| 2 * 18/4489C | 17, PARK LANE, CONGLETON, CW12 3DG | | No Objection |
| 3 * 18/4465C | 54, TIDNOCK AVENUE, CONGLETON, CW12 2HW | | No Objection |
| 4 * 18/4490T | Dane Court, 21, MILL GREEN, CONGLETON | | No Objection |
| 5 * 18/4645T | St James Church, West Street, Congleton, CW12 4EF | | TPO defer to CEC officer |
| 6 * 18/4635C | ST JOHNS CHURCH, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES | NP- G Hayes | No Objection |
| 7 18/4328C | 117, BUXTON ROAD, CONGLETON, CW12 3PH | NP G Hayes. G Baggott | Concerns about the plan that has been submitted in terms of the location of the garage and that maybe the development is inappropriate in the Greenbelt. Concerns that the height of the garage is above the restricted height for development in the Greenbelt. The Town Council suggest that there should be a site visit by CEC officers |
| 8 18/4413C | Marlfields Primary School, WAGGS ROAD, CONGLETON, CHESHIRE, CW12 4BT | NP- P Bates, G Hayes A Armitt | No Objection |
| 9 * 18/4584C | 19, DERWENT DRIVE, CONGLETON, CW12 3RN | | No Objection |
| 10 * 18/4447C | 8, WESTHOLME CLOSE, CONGLETON, CW12 4FZ | | No Objection |
| 11 * 18/4567T | 4 Mossley Garth Close, Congleton, CW12 3LH | | No Objection |
| 12 * 18/4559C | 77, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU | | No Objection |
| 13 * 18/4784C | 5, GRASMERE AVENUE, CONGLETON, CW12 4LZ | | No Objection |
| 14 18/4691D | 75, MANCHESTER ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2HT | | Advising Cheshire East Council that that demolition has commenced and they should consider enforcement as conditions are not being met |
| 15 * 18/4638C | St Johns Community Church Hall, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES | NP- G Hayes | No Objection |

| | | | |
|-------------------------|--|------|--|
| 16 * 18/4683T | 25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT | | No Objection |
| 17 | Blank | | |
| 18* 18/2878C | Land Off, BLACK FIRS LANE, CONGLETON | None | Not debated as outside of Town Boundary |
| 19* 18/4773C | Macclesfield Canal Bridge Number 77, LAMBERTS LANE, CONGLETON | None | No Objection |
| 20 18/4818C | 12, CROSS LANE, CONGLETON, CW12 3JU | None | No Objection |
| 21* 18/4834C | 7 Blythe Avenue, Congleton, | None | No Objection |
| 22* 18/4833C | 77, WAGGS ROAD, CONGLETON | None | No Objection |

7. PLANNING APPEALS

None received from Cheshire East.

Councillor L. D. Barker – Chairman

Planning Committee 25.10.18 – Weekly List for 24.9.18

| Planning Ref | Proposal | Location | Houses/S106 |
|----------------------|--|--|-------------|
| 1 18/4801C | Two storey extension to rear of property | 162, BIDDULPH ROAD, CONGLETON, CW12 3LS | |

Planning Committee 25.10.18 – Weekly List for 1.10.18

| Planning Ref | Proposal | Location | Houses/S106 |
|------------------------|---|--|-------------|
| 2 18/5008C | Change of use from A4 to mixed A3/A5 use | 18, LAWTON STREET, CONGLETON, CW12 1RP | |
| 3 * 18/4913C | Proposed demolition of outbuildings & garage and new single storey rear extension to form living room, utility, garage and new porch | 51, BUXTON ROAD, CONGLETON, CW12 2DU | |
| 4 * 18/4961C | Stables, tack room and hay store | Meadow Brook Barn, BROOKHOUSE LANE, CONGLETON, CW12 3QP | |
| 5 * 18/4953C | Certificate of lawful proposed development of entrance porch and loft conversion with dormer | 23, TIDNOCK AVENUE, CONGLETON, CW12 2HN | |
| 6 * 18/4927T | T1 Common Hornbeam - Raise low canopy to 5.2m T2 Common Hornbeam - Raise low canopy to 5.2m T3 Goat Willow - Fell and remove stump, damaging the fence | 1, Heather Brae Mews, 57, SANDBACH ROAD, CONGLETON, CW12 4LH | |
| 7 * 18/4903D | Discharge of conditions 5 & 7 on application 16/4636C. | LAND ADJACENT TO, Unit 1, HOPKINS CLOSE, CONGLETON | |
| 8 * 18/4871C | Proposed two storey side extension, new single storey rear extension and new front porch. | 7, LEAMINGTON ROAD, CONGLETON, CW12 4PF | |
| 9 18/4888C | Reserved matters application for appearance, landscaping, layout & scale following outline approval application 16/0514C for demolition of some existing buildings and the development of up to 140 dwellings | Land At, BACK LANE, CONGLETON | |

Planning Committee 25.10.18 – Weekly List for 8.10.18

| Planning Ref | Proposal | Location | Houses/S106 |
|-------------------------|--|--|-------------|
| 10 * 18/5124T | Beech (00555) - fell because the tree is dying causing it to be unsafe | CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ | |
| 11 18/5083C | Proposed pair of semi-detached houses (2N ^o dwellings) | LAND ADJACENT TO MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY | |
| 12 * 18/4945C | Bay window to front elevation | 14, SUSSEX PLACE, CONGLETON, CHESHIRE, CW12 1PD | |
| 13 * 18/5066D | Discharge of conditions 3, 4, 5, 9, 10, 11 and 15 on application 16/3848C | 74, Lawton Street, Congleton, Cheshire, CW12 1RS | |
| 14 * 18/5060C | Demolition of outbuildings and two storey side extensions | 17, BANKY FIELDS CRESCENT, CONGLETON, CHESHIRE, CW12 4BY | |
| 15 * 18/5070C | Single storey side and rear extension | 14, SOUTHLANDS ROAD, CONGLETON, CW12 3JY | |
| 16 18/5055C | Proposed dormer bungalow in the existing garden area of 36 Walfield Avenue | 36, WALFIELD AVENUE, CONGLETON, CHESHIRE, CW12 2HP | |
| 17 * 18/5033D | Discharge of conditions 3, 5 & 6 on approval 15/3775C | LAND ADJACENT TO HIGHLAND VIEW, CANAL STREET, CONGLETON | |