



Congleton Town Council

Historic market town

Chief Officer: David McGifford

14th November 2018

Dear Councillor

Planning Committee Meeting – Thursday 22nd November 2018

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 22nd November 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 25th 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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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 22nd , 29th October and 5th November 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 25th OCTOBER 2018

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

PRESENT

Councillor Mrs A M Martin – Vice Chairman – In the Chair
Mrs S Akers Smith
P Bates
R Boston
P Broom
D T Brown
G R Edwards
Mrs S A Holland
Mrs J D Parry
M A Walker
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs D. S. Allen, Mrs A. L. Armitt, L. D. Barker, J. G. Baggott, Mrs A. E. Morrison and G Williams

2. **MINUTES**

PLN/11/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 4th October 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, Brown and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor Brown declared a “non pecuniary” interest due to his membership of Cheshire East Strategic Planning Board and would be an observer and not vote on any items.

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/12/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comment
1 18/4801C	162, BIDDULPH ROAD, CONGLETON, CW12 3LS	NP – S Akers Smith S A Holland	Cheshire East requested to access whether changes to the original plans make the extension acceptable and, if not, to recommend any enforcement action necessary in view of work having already started
2 18/5008C	18, LAWTON STREET, CONGLETON, CW12 1RP	NP – P Bates	No Objection
3 * 18/4913C	51, BUXTON ROAD, CONGLETON, CW12 2DU		No Objection
4 * 18/4961C	Meadow Brook Barn, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection
5 * 18/4953C	23, TIDNOCK AVENUE, CONGLETON, CW12 2HN		No Objection
6 * 18/4927T	1, Heather Brae Mews, 57, SANDBACH ROAD, CONGLETON, CW12 4LH		No Objection
7 * 18/4903D	LAND ADJACENT TO, Unit 1, HOPKINS CLOSE, CONGLETON		No Objection
8 * 18/4871C	7, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection
9 18/4888C	Land At, BACK LANE, CONGLETON	NP – P Bates E Wardlaw	Concerns about road safety if on-site construction starts before Back Lane is widened
10 * 18/5124T	CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ		No Objection
11 18/5083C	LAND ADJACENT TO MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY	NP – P Broome P Bates S A Holland	Concerns raised about inadequate parking and mature trees not shown on the plan
12 * 18/4945C	14, SUSSEX PLACE, CONGLETON, CHESHIRE, CW12 1PD		No Objection
13 * 18/5066D	74, Lawton Street, Congleton, Cheshire, CW12 1RS		No Objection
14 * 18/5060C	17, BANKY FIELDS CRESCENT, CONGLETON, CHESHIRE, CW12 4BY		No Objection
15 * 18/5070C	14, SOUTHLANDS ROAD, CONGLETON, CW12 3JY		No Objection
16 18/5055C	36, WALFIELD AVENUE, CONGLETON, CHESHIRE, CW12 2HP		No Objection

17 * 18/5033D	LAND ADJACENT TO HIGHLAND VIEW, CANAL STREET, CONGLETON		No Objection
18 18/5284C	BRACKENWOOD, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT		No Objection
19 * 18/5252C	80, SANDBACH ROAD, CONGLETON, CW12 4LW		No Objection
20 18/5167C	Former Paul Sheard Autos, NEWCASTLE ROAD, ASTBURY, CHESHIRE EAST, CW12 4JX	NP – P Bates	Concerns were raised due to the following – Previous planning decisions Design, visual appearance and material Overshadowing/loss of outlook Noise disturbance from use Highway and safety issues Vehicular Access Adequacy of parking Risk of flooding Hazardous materials and ground contamination

7. **PLANNING APPEALS**

None received from Cheshire East.

8. **LICENSING APPLICATIONS**

None to report

Councillor Mrs A M Martin – Vice Chairman – In the Chair

Planning Committee 22.11.18 – Weekly List for 22 & 29.10.18 & 5.11.17

Planning Ref	Proposal	Location	Houses/S106
1* 18/4920C	Prior approval of proposed demolition of former methodist church	KINSEY STREET CHURCH, KINSEY STREET, CONGLETON, CHESHIRE	
2* 18/5363C	Proposed building of single storey extension attached to the rear of the building.	3, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER	
3* 18/5365C	Prior approval of single storey rear extension with a light weight tiled roof extending 3.5m beyond the rear wall, maximum height of 3.7m and eaves height of 2.7m	5, BURNS ROAD, CONGLETON, CW12 3EE	
4* 18/5351C	New build 3-bed detached house on land adjacent to 2 Dane Bank Avenue	2, DANE BANK AVENUE, CONGLETON, CHESHIRE, CW12 1NL	
5* 18/5352C	Proposed sub-division of domestic curtilage and construction of a single storey dwelling including alterations to access following previous outline planning consent ref 17/2684C	76, EDINBURGH ROAD, CONGLETON, CW12 3EN	
6* 18/5348T	Copper Beech (T1): Located at the front of property. Proposal: Reduce height by approx 2m (max cut 6cm) & canopy property side by up to 1.5m (max cut 4cm) Raise canopy by approx 0.5m (to the height of top of bird box on stem).	2, WOBURN DRIVE, CONGLETON, CW12 3SS	
7* 18/5218C	Non-material amendment to 16/6144C - Reserved Matters application (appearance, landscaping, layout & scale) following approved Outline application 13/3517C - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure.	Land west of GOLDFINCH CLOSE, CONGLETON	
8* 18/5346C	Single storey rear and side extension	63, Thames Close, Congleton, CW12 3RL	

9* 18/5242D	Discharge of conditions 4 (visibility splays) and 7 (external lighting) on application 18/0333C - The construction of an outdoor equine schooling arena (manege) within an existing paddock	Yew Tree Farm, BUXTON ROAD, CONGLETON, CW12 3PG	
10 18/5299C	Conversion of existing farm building into an extension of existing residential use	Acres Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PS	
11* 18/5292C	Single-storey rear extension	DANE BROOK COTTAGE, CASTLE INN ROAD, CONGLETON, CW12 3LP	
12* 18/5302T	Oak (T1) Prune Oak Tree, Reduce Minor Branches Extending over the Roofs of No 4 and 5 by approx 2 metres or Suitable Growth Points and Balance the Tree on the Other Sides. Remove dead and dying limbs and branches	4, ROSEVILLE DRIVE, CONGLETON, CHESHIRE, CW12 3LU	
13* 18/5492C	Proposed two storey side extension	1, BELGRAVE AVENUE, CONGLETON, CW12 1HS	
14 18/5418C	Erection of a single residential dwelling	LAND AT FORGE LANE, CONGLETON, CHESHIRE	
15 18/5433C	New dwelling in garden plot of 54 Leek Rd, to front Boundary Lane.	54, LEEK ROAD, CONGLETON, CW12 3HU	
16 18/5440C	Erection of a single residential dwelling	Land at Forge Lane, Congleton, Cheshire East	
17* 18/5519C	Replacement windows.	1-25 Meadow Mill Court, Park Road, Congleton, CW12 1DA	
18 18/5574C	Conversion of an agricultural building into a mixed use as a single dwelling and an agricultural storage building.	Horticultural Systems, SPRINK LANE, CONGLETON, CW12 3PF	
19* 18/5593T	T1 Horse Chestnut - removal, T2 Cherry Blossom - crown reduction by 15% and T3 London Plane - crown thinning by 15% - 20%	6, RANGLES VIEW, CONGLETON, CHESHIRE, CW12 3JN	