



Congleton Town Council

Historic market town

Chief Officer: David McGifford

19th December 2018

Dear Councillor

Planning Committee Meeting – Thursday 3rd January 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 3rd January 2019** 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 22nd November 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 19th, 26th November, 3rd & 10th December 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.

9. Planning Enforcement Issues

To agree to have planning enforcement issues as a standard item.

To: All Members of the Council Press 3, Burgesses 5.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 22nd NOVEMBER 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 S Allen
Mrs S Akers Smith
Mrs A L Armitt
J G Baggott
P Bates
G R Edwards
G P Hayes
Mrs S A Holland
A M Martin
A E Morrison
Mrs J D Parry
M A Walker
Mrs E Wardlaw
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillor R Boston

2. **MINUTES**

PLN/13/1819 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, Baggott, 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/14/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of interest	Comment
1* 18/4920C	KINSEY STREET CHURCH, KINSEY STREET, CONGLETON, CHESHIRE		No Objection
2* 18/5363C	3, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER		No Objection
3* 18/5365C	5, BURNS ROAD, CONGLETON, CW12 3EE		No Objection
4 18/5351C	2, DANE BANK AVENUE, CONGLETON, CHESHIRE, CW12 1NL	NP – G R Edwards S A Holland	Concerns were raised due to the following – Layout and density of building Loss of daylight or sunlight Overshadowing/loss of outlook Overlooking/ loss of privacy
5 18/5352C	76, EDINBURGH ROAD, CONGLETON, CW12 3EN	NP – G Williams	No Objection
6* 18/5348T	2, WOBURN DRIVE, CONGLETON, CW12 3SS		No Objection
7* 18/5218C	Land west of GOLDFINCH CLOSE, CONGLETON		No Objection
8* 18/5346C	63, Thames Close, Congleton, CW12 3RL		No Objection
9* 18/5242D	Yew Tree Farm, BUXTON ROAD, CONGLETON, CW12 3PG		No Objection
10 18/5299C	Acres Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PS	NP – S A Holland G P Hayes	Refer back to Cheshire East to be determined in accordance with the greenbelt policy
11* 18/5292C	DANE BROOK COTTAGE, CASTLE INN ROAD, CONGLETON, CW12 3LP		No Objection
12* 18/5302T	4, ROSEVILLE DRIVE, CONGLETON, CHESHIRE, CW12 3LU		No Objection
13* 18/5492C	1, BELGRAVE AVENUE, CONGLETON, CW12 1HS		No Objection
14 18/5418C	LAND AT FORGE LANE, CONGLETON, CHESHIRE		Refer back to Cheshire East to be determined when they have all the sufficient information

15 18/5433C	54, LEEK ROAD, CONGLETON, CW12 3HU	NP – G R Edwards S A Holland	Concerns were raised due to the following – Highway recommendations and Height of building
16 18/5440C	Land at Forge Lane, Congleton, Cheshire East		No Objection providing tree management is to Cheshire East standard
17* 18/5519C	1-25 Meadow Mill Court, Park Road, Congleton, CW12 1DA		No Objection
18 18/5574C	Horticultural Systems, SPRINK LANE, CONGLETON, CW12 3PF	NP – L D Barker	Refer back to Cheshire East to be determined in accordance with the greenbelt policy
19* 18/5593T	6, RANGLES VIEW, CONGLETON, CHESHIRE, CW12 3JN		No Objection
20 * 18/5728C	3, ARDEN COURT, CONGLETON, CHESHIRE, CW12 3JH		No Objection
21 18/5678C	SPRING BANK FARM, UNDER RAINOW ROAD, CONGLETON, CHESHIRE, CW12 3PN	NP – G P Hayes	Refer back to Cheshire East to be determined in accordance with the greenbelt policy
22 * 18/5685C	29, Grosvenor Road, Congleton, Cheshire, CW12 4PG		No Objection
23 * 18/5689T	4 Higginson Close, Congleton, CW12 3SU		No Objection
24 18/5570C	Congleton Bath House and Physic Garden, COLEHILL BANK, CONGLETON, CW12 3AD	NP – Many Councillors are aware of the organisation as it is a well know community group	No Objection as long as due consideration given to existing trees

7. PLANNING APPEALS

None received from Cheshire East.

8. LICENSING APPLICATIONS

None to report

Councillor L. D. Barker - Chairman

Weekly List for 19 November 2018

Planning Ref	Proposal	Location	Houses/S106
1 18/5859C	Proposed detached dwelling	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP	
2* 18/5890W	Continued Extraction of Industrial Sands (together with progressive restoration). Variation to planning conditions 3, 5, 6, 31, 32, and 37 of permission 8/08/0375/CPO	BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON, CHESHIRE, CW12 4HW	
3* 18/5910C	Single storey side extension	24, BEECH CLOSE, CONGLETON, CW12 4YL	
4* 18/5893C	Non-material amendment on application 16/1922C.	Land To The East Of Black Firs Lane And To The South of BACK LANE, SOMERFORD	
5* 18/5894C	Non-Material Amendment to 16/1922C - Residential development, site access points, public open space, green infrastructure and associated works; together with the realignment of the western end of Back Lane.	Land to the East of Black Firs Lane and to the South of BACK LANE, SOMERFORD	
6* 18/5877D	Discharge of conditions 8, 12-15, 19, 22, 23 & 25-27 on application 17/5573C	Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD	
7* 18/5612C	Widen the existing doorway opening from 0.9m to 1.6m and increase the height to a standard 2m.	26, LAWTON STREET, CONGLETON, CW12 1RS	
8* 18/4758C	Certificate of Lawful Proposed Use/Development for an extension to the side of the property.	6, Bollin Drive, Congleton, CW12 3SJ	
9* 18/5836D	Discharge of condition 37 on approval 17/4031C - Proposed 80 bed care home and associated parking	VALE MILL, PRIESTY FIELDS, CONGLETON, CONGLETON, CHESHIRE, CW12 4AD	

10* 18/5780D	Discharge of conditions 26, 27 & 28 of existing permission 17/3688C; Variation of condition 29 of existing permission 16/4558C; Proposal for the construction of 201 dwellings off Macclesfield Road Congleton	Land Off, MACCLESFIELD ROAD, CONGLETON	
11* 18/5790D	Discharge of conditions 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17 & 18 of existing permission 17/4799C; Residential development of 14 no. dwellings following demolition of existing car sales building	75, MANCHESTER ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2HT	
12* 18/5786C	Proposed first floor rear extension forming bedroom & en-suite	MOSSLEY FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3JJ	
13* 18/5796C	Single storey rear extension	15, DANE VALLEY ROAD, CONGLETON, CW12 1FW	

Weekly List for 26 November 2018

Planning Ref	Proposal	Location	Houses/S106
14* 18/6033C	Replacement Orangery	BANK FARM, 202, BIDDULPH ROAD, CONGLETON, CW12 3LS	
15* 18/5239C	Single storey rear extension	54, TIDNOCK AVENUE, CONGLETON, CW12 2HW	
16* 18/5989C	Prior notification of proposed demolition of garages	Garages Between 6 & 7 CRAIG ROAD, CONGLETON	
17* 18/5990C	Prior approval of proposed demolition of garages.	Garages accessed off Haworth Avenue	
18* 18/5970D	Discharge of conditions 3, 4, 10, 11, 13, 14 & 15 on application 18/3955C.	Land adjacent to Oak Lea, Crouch Lane, Congleton CW12 3PT	
19* 18/5983C	Prior notification of proposed demolition of existing garages	Garage Court Between 43 And 45, BLYTHE AVENUE, CONGLETON	
20* 18/5972C	Replacement windows and doors	136, 138, 140 AND 142 WEST ROAD, CONGLETON, CW12 4HB	
21* 18/5968D	Discharge of condition 24 on application 17/5573C	Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD	DECISION MADE
22 18/5907C	Amendment from three holiday cottages to single dwelling (resubmission)	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL	
23* 18/5919C	Alterations and extensions comprising replacement of front ground floor bay window, construction of front first floor dormer, extension of rear first floor extension above existing ground floor room and construction of rear single storey sun room.	18, PIRIE ROAD, CONGLETON, CHESHIRE, CW12 2EE	

24* 18/5874C	Proposed two storey side extension and single storey rear extension.	10, SURREY DRIVE, CONGLETON, CW12 1NU	
25* 18/5906C	Prior approval for a single storey extension extending 6.7m beyond the rear wall, maximum height of 3.7m and eaves height of 2.2m.	12, NEWQUAY COURT, CONGLETON, CW12 3BQ	
26* 18/5890W	Continued Extraction of Industrial Sands (together with progressive restoration). Variation to planning conditions 3, 5, 6, 31, 32, and 37 of permission 8/08/0375/CPO	BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON, CHESHIRE, CW12 4HW	
27* 18/5910C	Single storey side extension	24, BEECH CLOSE, CONGLETON, CW12 4YL	
28 18/5859C	Proposed detached dwelling	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP	

Weekly List for 3 & 10 December 2018

Planning Ref	Proposal	Location	Houses /S106
29* 18/6139C	ERECTION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION. DEMOLITION OF EXISTING CONSERVATORY.	100, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JF	
30* 18/6124C	Non-material amendment to approved application 14/4452C - Erection of up to 95 dwellings with associated infrastructure (Phase 2)	Land Off, MANCHESTER ROAD, CONGLETON	
31 18/6117C	Change of use of public house to assisted living accommodation including alterations and extensions and associated external works	Queens Head Hotel, PARK LANE, CONGLETON, CW12 3DE	
32* 18/6110C	Removal of condition 2 on approval 37088/3 - First floor rear bedroom extension (above flat roof extension). Pitched roof/canopy to replace flat roof to front elevation of dwelling.	5, RYDAL COURT, CONGLETON, CW12 4JL	
33* 18/6098C	Variation/Removal of Conditions 10 and 11 on approved application 16/3848C.	74, Lawton Street, Congleton, CW12 1RS	
34* 18/6183C	Side extension.	24, BLACKSHAW CLOSE, CONGLETON, CW12 3TB	
35* 18/6143D	Discharge of conditions 2, 7, 10, 12 on application 18/5076C	2, PADGBURY LANE, CONGLETON, CW12 4LP	
36* 18/6214C	Rear extension and loft conversion	64, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	
Additional Item 37 17/3184C	Development of Redundant car park for four new detached 3 & 4 bed houses – subject to additional information being received from Cheshire East	CAR PARK, TOMMYS LANE, CONGLETON, CW12	

Weekly List for 10 December 2018

Planning Ref	Proposal	Location	Houses/ S106
38 18/6125C	Change of use from A1 to A4 with the aim of opening a Micropub on the site. Subject to this being granted would look to gain a premises license in order to serve alcohol. There would be no structural work required in the proposed refurbishment.	1a Cross Lane, Mossley, Congleton, CW12 3JR	
39 18/6198C	Outline application for proposed detached bungalow on land adjacent to 83 Buxton Road, Congleton.	LAND ADJACENT TO 83, BUXTON ROAD, CONGLETON, CW12 2DX	
40 * 18/6221C	Proposed Workshop	LAND ADJACENT TO, 4 ROE STREET, CONGLETON	
41 * 18/6216T	Tree one: 56-027 / 861cong - reduce over hanging and outreaching limbs and lightly thin to allow light to applicants property. Tree two: 56-027 / 1239cong - reduce outreaching limbs thin and dead wood to allow light to property	10, CEDAR COURT, CONGLETON, CHESHIRE, CW12 3JP	