



Congleton Town Council

Historic market town

Chief Officer: David McGifford

17th January 2019

Dear Councillor

Planning Committee Meeting – Thursday 24th 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 24th 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 3rd January 2019 (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 17th & 31st December 2018, 7th & 14th January 2019 (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 discuss any planning enforcement issues.

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 3rd JANUARY 2019**

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 A L Armitt
P Bates
A M Martin
Mrs J D Parry
M A Walker
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillor R Boston, D T Brown, G R Edwards, G P Hayes, Mrs S A Holland, Mrs A E Morrison

2. **MINUTES**

PLN/15/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 22nd November 2019 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 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/16/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comment
1 18/5859C	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP		Recommend Refusal due to the comments made by United Utilities
2* 18/5890W	BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON, CHESHIRE, CW12 4HW		No Objection
3* 18/5910C	24, BEECH CLOSE, CONGLETON, CW12 4YL		No Objection
4* 18/5893C	Land To The East Of Black Firs Lane And To The South of BACK LANE, SOMERFORD		No Objection
5* 18/5894C	Land to the East of Black Firs Lane and to the South of BACK LANE, SOMERFORD		No Objection
6* 18/5877D	Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD		No Comment
7* 18/5612C	26, LAWTON STREET, CONGLETON, CW12 1RS		No Objection
8* 18/4758C	6, Bollin Drive, Congleton, CW12 3SJ		No Objection
9* 18/5836D	VALE MILL, PRIESTY FIELDS, CONGLETON, CONGLETON, CHESHIRE, CW12 4AD		No Objection
10* 18/5780D	Land Off, MACCLESFIELD ROAD, CONGLETON		No Object to the discharge of conditions 26, 27 & 28 Concerns raised over the variation of condition 29 and request a letter be sent to Cheshire East Officers
11* 18/5790D	75, MANCHESTER ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2HT		No Objection

12* 18/5786C	MOSSLEY FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3JJ		No Objection
13* 18/5796C	15, DANE VALLEY ROAD, CONGLETON, CW12 1FW		No Objection
14* 18/6033C	BANK FARM, 202, BIDDULPH ROAD, CONGLETON, CW12 3LS		No Objection
15* 18/5239C	54, TIDNOCK AVENUE, CONGLETON, CW12 2HW		No Objection Subject to due consideration being given to light and privacy to the occupants of number 13 Walfield Avenue
16* 18/5989C	Garages Between 6 & 7 CRAIG ROAD, CONGLETON		No Objection
17* 18/5990C	Garages accessed off Haworth Avenue		No Objection
18* 18/5970D	Land adjacent to Oak Lea, Crouch Lane, Congleton CW12 3PT		No Objection
19* 18/5983C	Garage Court Between 43 And 45, BLYTHE AVENUE, CONGLETON		No Objection
20* 18/5972C	136, 138, 140 AND 142 WEST ROAD, CONGLETON, CW12 4HB		No Objection
21* 18/5968D	Land Between Manchester Road And, GIANTSWOOD LANE, HULME WALFIELD		No Objection
22 18/5907C	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		Refer to Cheshire East for determination as the application is in the green belt
23* 18/5919C	18, PIRIE ROAD, CONGLETON, CHESHIRE, CW12 2EE		No Objection
24* 18/5874C	10, SURREY DRIVE, CONGLETON, CW12 1NU		No Objection
25* 18/5906C	12, NEWQUAY COURT, CONGLETON, CW12 3BQ		No Objection
26* 18/5890W	BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON, CHESHIRE, CW12 4HW		No Objection
27*	24, BEECH CLOSE,		No Objection

18/5910C	CONGLETON, CW12 4YL		
28 18/5859C	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP		Recommend Refusal due to the comments made by United Utilities
29* 18/6139C	100, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JF		No Objection
30* 18/6124C	Land Off, MANCHESTER ROAD, CONGLETON		No Objection
31 18/6117C	Queens Head Hotel, PARK LANE, CONGLETON, CW12 3DE	NP – P Bates, A Armitt, G Williams, S Akers Smith	No Objection
32* 18/6110C	5, RYDAL COURT, CONGLETON, CW12 4JL		No Objection
33* 18/6098C	74, Lawton Street, Congleton, CW12 1RS		No Objection
34* 18/6183C	24, BLACKSHAW CLOSE, CONGLETON, CW12 3TB		No Objection
35* 18/6143D	2, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
36* 18/6214C	64, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD		No Objection
Additional Item 37 17/3184C	CAR PARK, TOMMYS LANE, CONGLETON, CW12	NP – A Martin	No Objection subject to the following conditions – Prior to commencement a CMP should be submitted and approved which provides details of parking and loading/unloading locations, storage areas, and details of wheel wash facilities – The visibility splays shown of plan ‘Site Highways Plan’ should be kept clear of obstructions above 0.6m – A S184 licence to amend the vehicle crossing onto the A54 will be required
38 18/6125C	1a Cross Lane, Mossley, Congleton, CW12 3JR	NP – P Bates L Barker S Akers Smith A Armitt	No Objection

39 18/6198C	LAND ADJACENT TO 83, BUXTON ROAD, CONGLETON, CW12 2DX	NP – P Bates G Williams L Barker	Refer back to Cheshire East due to insufficient information
40 * 18/6221C	LAND ADJACENT TO, 4 ROE STREET, CONGLETON		No Objection
41 * 18/6216T	10, CEDAR COURT, CONGLETON, CHESHIRE, CW12 3JP		No Objection

7. **PLANNING APPEALS**

None received from Cheshire East.

8. **LICENSING APPLICATIONS**

None to report

9. **PLANNING ENFORCEMENT ISSUES**

PLN/17/1819 RESOLVED: To include a standard agenda item regarding Planning Enforcement Issues on future Planning Agendas.

Councillor L. D. Barker - Chairman

Weekly List for 17 December 2018

Planning Ref	Proposal	Location	Houses/S106
1 * 18/6350C	Proposed single storey side extension.	12, Newquay Court, Congleton, CW12 3BQ	
2 18/6251C	Change of use for creation of new Artificial Grass Pitch (AGP), installation of new 4.5m high ball stop fencing and entrance gates to AGP perimeter, installation of new 2.0m high and 1.2m high pitch perimeter barrier and entrance gates within AGP enclosure, installation of new 3.5m high acoustic barrier along the Northern AGP perimeter, installation of new hard standing areas, installation of new floodlight system, installation of new maintenance equipment store located within AGP enclosure, formation of grass mound around school grounds.	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT	
3 * 18/6334D	Discharge of Conditions 7, 8, 13, 15 & 21 on 13/0918C Outline application for residential development comprising up to 45 dwellings (All Matters Reserved)	LAND OFF, MANCHESTER ROAD, CONGLETON	
4 * 18/6306C	Proposed garage conversion and new front porch.	11, COPPERHILL ROAD, CONGLETON, CW12 3JG	
5 * 18/6328D	Discharge of Conditions 7, 8, 13,15 and 21 on approved application 13/0922C.	Land off, Biggs Way, Congleton, Cheshire	
6 * 18/6347C	New garden room	35 , Kestrel Close, Congleton, CW12 3FA	
7 * 18/6289C	Non-material amendment to approved application 14/4451C - Erection of up to 137 dwellings with associated infrastructure (Phase 1)	WESTLOW HEATH, MANCHESTER ROAD, CONGLETON	

8 * 18/6320C	Two-storey side extension to office building.	Mogaden House, Barn Road, Congleton, CW12 1LJ	
9 * 18/6297D	Discharge of conditions 23 on application 15/4480C.	Fields between the A534 Sandbach Road (to the West of Congleton) and the A536 Macclesfield Road (to the North of Congleton).	
10 * 18/6290D	Discharge of conditions 4, 5, 6, 7, 16, 17 and 20 on application 17/5573C	Land between Manchester Road and Giantswood Lane, Hulme Walfield, CW12 2HT	
11 18/6319C	Refurbishment and extension of existing Leisure Centre to include demolition of existing swimming pool and auxiliary buildings, new build pool including Reception and Changing Areas, plus refurbishment of existing Sports Hall and Gym Areas.	Congleton Leisure Centre, Worrall Street, Congleton, CW12 1DT	
12 * 18/6292D	Discharge of Condition 25 on 14/4451C	Westlow Heath, Manchester Road, Congleton	
13 * 18/6283C	Extension of existing garage at ground floor level to form utility room and extension over existing garage to form master bedroom and bedroom 5	135, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FL	
14 * 18/6274C	Advertisement Consent for 1 Fascia Sign	18, LAWTON STREET, CONGLETON, CW12 1RP	

Weekly List for 31 December 2018

Planning Ref	Proposal	Location	Houses/S106
15 * 19/0107D	Discharge of condition 17 on approval 17/5898C - Residential development of 45 dwellings	Land at Forge Mill, FORGE LANE, CONGLETON, CHESHIRE	
16 * 19/0057C	Replacement of existing conservatory with single storey rear extension	10, Meadow Avenue, Congleton, Cheshire, CW12 4BX	
17 * 19/0060D	Discharge of condition 3 an approved application 14/4451C - Erection of up to 137 dwellings with associated infrastructure (Phase 1)	Land Off Manchester Road Phase 1, MANCHESTER ROAD, CONGLETON	
18 * 19/0005C	Proposed removal of existing car port & conservatory and erect single storey side/rear extension and replacement porch	51, BACK LANE, CONGLETON, CW12 4PY	
19 * 19/0006C	Proposed single storey side & rear extension and new bay window to front elevation.	14, TELFORD CLOSE, CONGLETON, CW12 3TR	
20 * 19/0003C	Two level extension to the existing residence. Update/maintenance work to existing residence. Improve site entrance.	Victoria House, 2A, SEFTON AVENUE, CONGLETON, CW12 3DB	

Weekly List for 7 January 2019

Planning Ref	Proposal	Location	Houses/S106
21 * 19/0062T	To fell or reduce height of tree	38, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG	
22 18/5945C	Change of use from mix A1 to A3/A5 Tibetan cafe-restaurant, with the capacity of 20 seated.	Four Friends, 14 and 16 Mill Street, Congleton, CW12 1AB	
23 * 19/0167C	Proposed extension to form new utility room at the rear of adjoining garage including the increase in ridge height to adjoining garage.	3, QUARRY CLOSE, CONGLETON, CW12 3GS	