



# Congleton Town Council

Historic market town

Chief Officer: David McGifford

30<sup>th</sup> January 2019

Dear Councillor

## **Planning Committee Meeting – Thursday 7<sup>th</sup> February 2019**

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 7<sup>th</sup> February 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 24<sup>th</sup> 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.



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

To note or comment as appropriate on planning applications lodged with Cheshire East Borough Council.

i) List for week 21<sup>st</sup> 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 24<sup>th</sup> 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  
J G Baggott  
P Bates  
R Boston  
G R Edwards  
G P Hayes  
Mrs S A Holland  
A M Martin  
Mrs J D Parry  
M A Walker

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs D S Allen, C H Booth, P Broom, A E Morrison, E Wardlaw and G Williams

**2. MINUTES**

PLN/18/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 3<sup>rd</sup> January 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, 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**

A member of the public raised a question regarding the lack of response to correspondence to Councillors in respect of application 18/6117C, Queen's Head Hotel, Park Lane which was considered at the meeting on 3<sup>rd</sup> January 2019.

## 6. PLANNING APPLICATIONS

PLN/19/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comment
<b>1 *</b> 18/6350C	12, Newquay Court, Congleton, CW12 3BQ		No Comment
<b>2</b> 18/6251C	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT	NP – P Bates G P Hayes	No Objection
<b>3 *</b> 18/6334D	LAND OFF, MANCHESTER ROAD, CONGLETON		No Objection
<b>4 *</b> 18/6306C	11, COPPERHILL ROAD, CONGLETON, CW12 3JG		No Objection
<b>5 *</b> 18/6328D	Land off, Biggs Way, Congleton, Cheshire		No Objection
<b>6 *</b> 18/6347C	35, Kestrel Close, Congleton, CW12 3FA		No Objection
<b>7 *</b> 18/6289C	WESTLOW HEATH, MANCHESTER ROAD, CONGLETON		No Objection
<b>8 *</b> 18/6320C	Mogaden House, Barn Road, Congleton, CW12 1LJ		No Objection
<b>9 *</b> 18/6297D	Fields between the A534 Sandbach Road (to the West of Congleton) and the A536 Macclesfield Road (to the North of Congleton).		No Objection
<b>10 *</b> 18/6290D	Land between Manchester Road and Giantswood Lane, Hulme Walfield, CW12 2HT		No Objection
<b>11</b> 18/6319C	Congleton Leisure Centre, Worrall Street, Congleton, CW12 1DT	NP – P Bates G P Hayes	No Objection
<b>12 *</b> 18/6292D	Westlow Heath, Manchester Road, Congleton		No Objection
<b>13 *</b> 18/6283C	135, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FL	NP – P Bates G P Hayes	No Comment
<b>14 *</b> 18/6274C	18, LAWTON STREET, CONGLETON, CW12 1RP	NP – G P Hayes	No Objection
<b>15 *</b> 19/0107D	Land at Forge Mill, FORGE LANE, CONGLETON, CHESHIRE		No Objection



<b>16 *</b> 19/0057C	10, Meadow Avenue, Congleton, Cheshire, CW12 4BX		No Objection
<b>17 *</b> 19/0060D	Land Off Manchester Road Phase 1, MANCHESTER ROAD, CONGLETON		No Objection
<b>18 *</b> 19/0005C	51, BACK LANE, CONGLETON, CW12 4PY		No Comment
<b>19 *</b> 19/0006C	14, TELFORD CLOSE, CONGLETON, CW12 3TR		No Objection subject to Cheshire East taking account of concerns raised by Network Rail
<b>20 *</b> 19/0003C	Victoria House, 2A, SEFTON AVENUE, CONGLETON, CW12 3DB		Concerns that this is in a Conservation Area and be treated accordingly
<b>21 *</b> 19/0062T	38, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG		No Objection
<b>22</b> 18/5945C	Four Friends, 14 and 16 Mill Street, Congleton, CW12 1AB	NP – P Bates	No Objection
<b>23 *</b> 19/0167C	3, QUARRY CLOSE, CONGLETON, CW12 3GS		No Objection
<b>24</b> 18/6250C	Land Off, GOLDFINCH CLOSE, CONGLETON	NP – A M Martin	Mr Hunter spoke regarding his concerns on application 18/6250C 7& 18/6255C Objection due to the following reasons – - Previous Planning Decisions - Layout and density of buildings - Traffic generation - Not in the Local Plan - Concerns that the S106 on previous applications has not implemented the traffic survey
<b>25</b> 18/6255C	Land Off, THE MOORINGS, CONGLETON	NP – A M Martin	Mr Hunter spoke regarding his concerns on application 18/6250C 7& 18/6255C Objection due to the following reasons - Previous Planning Decisions

			<ul style="list-style-type: none"> <li>- Layout and density of buildings</li> <li>- Traffic generation</li> <li>- Not in the Local Plan</li> <li>- Concerns that the S106 on previous applications has not implemented the traffic survey</li> <li>- This application relies on application 18/6250C being approved as it has no separate vehicular access</li> <li>- Neighbourhood plan to be taken into consideration</li> </ul>
<b>26</b> 18/6374C	Former Dane Bridge Mill Site, MILL STREET, CONGLETON		No Objection – subject to S106 to improve the Dane walkway and cycling infrastructure
<b>27</b> 18/6379C	Land Off, MANCHESTER ROAD, CONGLETON		No Objection
<b>28</b> 18/6355D	Land Off, MANCHESTER ROAD, CONGLETON		No Objection
<b>29</b> 18/6360D	Land Off Biggs Way, Congleton		No Objection
<b>30</b> 19/0081C	Siemens House, Varey Road, Congleton, CW12 1PH		No Objection
<b>31</b> 19/0187D	Land at Forge Mill, Forge Lane, Congleton, CW12 4HF		No Objection
<b>32</b> 19/0191D	Land at Forge Mill, Forge Mill Lane, Congleton		No Objection

## 7. PLANNING APPEALS

None received from Cheshire East.

## 8. LICENSING APPLICATIONS

None to report

9. **PLANNING ENFORCEMENT ISSUES**

It was agreed to receive the two reports from the Chief Officer dated 24<sup>th</sup> January 2019 and to continue to star the applications relating to discharge of conditions.

Councillor L. D. Barker - Chairman

## Weekly List for 21 January 2019

Planning Ref	Proposal	Location	Houses/S106
<b>1 *</b> 19/0412C	Proposed timber carport.	81, PADGBURY LANE, CONGLETON, CW12 4HU	
<b>2 *</b> 19/0422C	Single storey rear/side extension.	21, HOLMESVILLE AVENUE, CONGLETON, CW12 4HA	
<b>3</b> 19/0419C	Non-Material Amendment to 15/4480C - The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road.	Proposed, CONGLETON LINK ROAD, CONGLETON	
<b>4 *</b> 19/0335D	Discharge of conditions 16 and 20 on application 13/0922C - Outline application for residential development comprising up to 49 dwellings (all matters reserved)	Land Off, BIGGS WAY, CONGLETON	
<b>5 *</b> 19/0332D	Discharge of Conditions 16 & 20 on 13/0918C - Outline application for residential development comprising up to 45 dwellings (All matters reserved)	LAND OFF, MANCHESTER ROAD, CONGLETON	
<b>6</b> 19/0294C	Extension and alterations to existing dwelling	27, BOSLEY VIEW, CONGLETON, CW12 3TU	
<b>7 *</b> 19/0296C	Proposed single storey side and rear extension with internal alterations.	34, FALMOUTH ROAD, CONGLETON, CHESHIRE, CW12 3BH	