



Congleton Town Council

Historic market town

Chief Officer: David McGifford

27th February 2019

Dear Councillor

Planning Committee Meeting – Thursday 7th March 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 7th March 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 7th February 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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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 28th January and 4th, 11th and 18th February 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.

- Beartown Tap, 18 Willow Street
- 1 A Cross Lane
- The Edge Gin Ltd, Unit 1, Daneside Business Park

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 7th FEBRUARY 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 D S Allen
J G Baggott
P Bates
R Boston
C H Booth
D T Brown – arrived at 7.45 p.m.
G R Edwards
Mrs S A Holland
A M Martin
Mrs A E Morrison
Mrs J D Parry
M A Walker

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, Mrs A L Armitt, Mrs E Wardlaw and G Williams

2. **MINUTES**

PLN/20/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 24th January 2019 be approved and signed by the Chairman as a correct record however it was noted that the minutes may contain a factual error and an addendum be added in respect of applications 18\6250C and 18/6255C as the original quantity of houses in the application relates to the Local Plan figures. The current applications exceed the Local Plan figures for the location.

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 Baggott 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**

None received

6. **PLANNING APPLICATIONS**

PLN/21/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comments
1 * 19/0412C	81, PADGBURY LANE, CONGLETON, CW12 4HU		No Objection
2 * 19/0422C	21, HOLMESVILLE AVENUE, CONGLETON, CW12 4HA		No Objection
3 19/0419C	Proposed, CONGLETON LINK ROAD, CONGLETON	NP – P Bates J G Baggott	No Objection
4 * 19/0335D	Land Off, BIGGS WAY, CONGLETON		No Objection
5 * 19/0332D	LAND OFF, MANCHESTER ROAD, CONGLETON		No Objection
6 19/0294C	27, BOSLEY VIEW, CONGLETON, CW12 3TU		No Comment other than to highlight the concerns raised by the Canal and River Trust in respect of a Risk Assessment
7 * 19/0296C	34, FALMOUTH ROAD, CONGLETON, CHESHIRE, CW12 3BH		No Objection
8 * 19/0244D	Land at Forge Mill, FORGE LANE, CONGLETON		No Objection
9 * 19/0422C	21, HOLMESVILLE AVENUE, CONGLETON, CW12 4HA		No Objection
10 * 19/0400C	Chapel Brook House, 9, MOODY STREET, CONGLETON, CW12 4AN		No Objection
11 * 19/0401C	Chapel Brook House, 9, MOODY STREET, CONGLETON, CW12 4AN		No Objection

12 19/0293C	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX		Information in respect of the Ecological and Bat Reports appear to be far too out of date to enable the Committee to make a decision
13 * 19/0543C	86, LEEK ROAD, CONGLETON, CW12 3HX		No Objection
14 * 18/6403C	Land to the North of Sprink Lane, Key Green, Congleton, CW12 3PF	Pecuniary Interest declared by the Chairman who left the room. The Vice Chairman took the Chair for this item NP – All Councillors	Defer until the next Planning Committee and await feedback from the Cheshire East Planning Officer in respect of queries raised by a Town Councillor
15 * 19/0244D	Land at Forge Mill, FORGE LANE, CONGLETON		No Objection

7. **PLANNING APPEALS**

The following appeal was noted –

APP/R0660/W/19/3220120 -18/5167C – Former Paul Sheard Autos, Newcastle Road, Congleton

8. **LICENSING APPLICATIONS**

Information in respect of the following was received –

Street Trading Consent for Wildfire Pizza Company to trade every Thursday at the Unicorn between 5 p.m. and 9 p.m.

9. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer reported that further meetings will be arranged in respect of this item.

Councillor L. D. Barker - Chairman

Weekly List for 28 January 2019

Planning Ref	Proposal	Location	Houses/S106
1 19/0611C	Release from legal obligations of 13/4781C	Land at Meadow Avenue, CONGLETON, Congleton, Cheshire, CW12 4BX	
2 19/0555C	Variation of condition 1 on application 16/6113C.	Land Off, BIGGS WAY, CONGLETON	
3 19/0396C	Erection of a Pair of semi-detached houses	Land Adjacent to 36, HEATH ROAD, CONGLETON, CW12 4LF	
4 19/0273C	Front two storey extension compromising of hall, dayroom, with bedroom and ensuite	Field Bank, 138, CANAL ROAD, CONGLETON, CW12 3AT	
5 * 19/0483D	Discharge of Conditions 1, 2, 3 & 4 on 18/5067C - The removal of all branded signs, Automatic Teller Machine and stainless steel receptacle for ATM receipts and the repair of the stonework and the infilling and making good of the rendered panel behind.	56, HIGH STREET, CONGLETON, CW12 1BB	
Deferred from previous meeting 6 18/6403C	Construction of an agricultural building to store hay and sheep at lambing time.	Land to the North of Sprink Lane, Key Green, Congleton, CW12 3PF	

Weekly List for 4 February 2019

Planning Ref	Proposal	Location	Houses/S106
7 19/0722D	Discharge of condition no.4 on 17/3982C - upgrading, improvement and redesign of existing war memorial site - replacement of dry stone wall and granite panels.	War Memorial, LAWTON STREET, CONGLETON	
8 * 19/0659C	Detached Garage	Church View, 2, BAILEY CRESCENT, CONGLETON, CW12 2EW	
9 * 19/0648D	Discharge of Condition 13 on approved application 16/6117C.	Land off Manchester Road, Congleton	
10 19/0628C	Single storey extensions at ground and first floor level to provide additional living accommodation	4, ARDEN COURT, CONGLETON, CHESHIRE, CW12 3JH	
11 * 19/0584D	Discharge of Planning Conditions 3, 7, 8, 9 and 11 attached to approved application no: 18/5433C - New dwelling in garden plot of 54 Leek Rd, to front Boundary Lane.	54, LEEK ROAD, CONGLETON, CW12 3HU	

Weekly List for 11 February 2019

Planning Ref	Proposal	Location	Status	Houses/S106
12 19/0820C	Reserved matters following outline application for two storey dwelling with vehicular & pedestrian access	Land adj1, LEAMINGTON ROAD, CONGLETON, CW12 4PF	Registered with Case Officer	
13 * 19/0835T	T1 Oak - Fell	23, LINKSWAY, CONGLETON, CW12 3BS	Registered with Case Officer	
14 19/0749C	Construction of a new dwelling.	18, MOSS ROAD, CONGLETON, CW12 3BN	Registered with Case Officer	
15 * 19/0780C	Construction of two warehousing/light industrial units with parking and servicing (B8 Storage or distribution / B1 Business).	Land West of Mogaden House, BARN ROAD, CONGLETON, CW12 1LJ	Registered with Case Officer	

Weekly List for 18 February 2019

Planning Ref	Proposal	Location	Houses/S106
16 19/0966C	variation of condition 2 on 14/4451C	Westlow heath, MANCHESTER ROAD, CONGLETON	
17 * 19/0575C	Proposed single storey rear extension and external works	20, BRIDGEWATER CLOSE, CONGLETON, CW12 3TS	
18 19/0915C	Request to modify terms of section 106 agreement relating to 15/2099C -	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	
19 * 19/0724T	Works to oak trees	1, MALLORY COURT, CONGLETON, CHESHIRE, CW12 4NW	
20 * 19/0881C	Non Material Amendment to 14/4451C - Erection of up to 137 dwellings with associated infrastructure (Phase 1)	WESTLOW HEATH, MANCHESTER ROAD, CONGLETON	

Additional Item – Parish Gawsworth/Eaton

21 19/0562M	Erection of up to 150 Dwellings	Land to the west of Macclesfield Road, Congleton	
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