



Congleton Town Council

Historic market town

Chief Officer: David McGifford

20th March 2019

Dear Councillor

Planning Committee Meeting – Thursday 28th 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 28th 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 March 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

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

- i) List for week 4th and 11th March 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 4.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 7th MARCH 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
J G Baggott
D T Brown
G R Edwards
Mrs A M Martin
Mrs J D Parry
M A Walker
G S Williams

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S Akers Smith, Mrs D S Allen, Mrs A L Armitt, P Bates, R Boston and Mrs S A Holland.

2. **MINUTES**

PLN/22/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 7th February 2019 be approved and signed by the Chairman as a correct record.
Councillor Brown stated that he arrived late at the meeting on 7th February due to being at a Cheshire East meeting

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 Baggott, Brown 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**

None received

6. **PLANNING APPLICATIONS**

PLN/23/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comments
1 19/0611C	Land at Meadow Avenue, CONGLETON, Congleton, Cheshire, CW12 4BX		Ensure development is adhering to the required planning permissions and why they are seeking release from the Section 106 mid development
2 19/0555C	Land Off, BIGGS WAY, CONGLETON		Would like to draw Cheshire East Council attention that this may be in breach of the Disability Discrimination Act. Request that the route be accessible for cyclists and wheelchairs
3 19/0396C	Land Adjacent to 36, HEATH ROAD, CONGLETON, CW12 4LF		No Objection
4 19/0273C	Field Bank, 138, CANAL ROAD, CONGLETON, CW12 3AT		No Objection
5 * 19/0483D	56, HIGH STREET, CONGLETON, CW12 1BB		No Objection
Deferred from previous meeting 6 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	Refer back to Cheshire East for decision
7 19/0722D	War Memorial, LAWTON STREET, CONGLETON	NP – All Town Councillors	No Comment
8 * 19/0659C	Church View, 2, BAILEY CRESCENT, CONGLETON, CW12 2EW		No Objection
9 * 19/0648D	Land off Manchester Road, Congleton		No Objection

10 19/0628C	4, ARDEN COURT, CONGLETON, CHESHIRE, CW12 3JH		Concerns raised regarding privacy of neighbours with the proposed balcony
11 * 19/0584D	54, LEEK ROAD, CONGLETON, CW12 3HU		No Objection
12 19/0820C	Land adj1, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection
13 * 19/0835T	23, LINKSWAY, CONGLETON, CW12 3BS		No Objection
14 19/0749C	18, MOSS ROAD, CONGLETON, CW12 3BN		Refer to Cheshire East over concerns on parking, vehicular access and egress
15 * 19/0780C	Land West of Mogaden House, BARN ROAD, CONGLETON, CW12 1LJ		No Objection
16 19/0966C	Westlow heath, MANCHESTER ROAD, CONGLETON		Objection to siting of all social housing in one area which is against Cheshire East Policy. The social housing should use pepperpotting
17 * 19/0575C	20, BRIDGEWATER CLOSE, CONGLETON, CW12 3TS		No Objection
18 19/0915C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		Defer back to Cheshire East Legal Department
19 * 19/0724T	1, MALLORY COURT, CONGLETON, CHESHIRE, CW12 4NW		No Objection
20 * 19/0881C	WESTLOW HEATH, MANCHESTER ROAD, CONGLETON		No Objection
21	Land to the west of		Support Eaton Parish Council objection to

19/0562M	Macclesfield Road, Congleton		this application. The development is outside the proposed settlement boundary re FD27
22 * 19/1054T	10, GORDALE CLOSE, CONGLETON, CW12 2BZ		No Objection
23 * 19/1014C	THE SPINNEY, MIDDLE LANE, CONGLETON, CHESHIRE, CW12 3PU		No Objection
24 * 19/1026C	3, Cloud View, WEATHERCOCK LANE, CONGLETON, CW12 3PS		No Objection
25 * 19/0826C	DOVE HOUSE, 48, WEST STREET, CONGLETON, CW12 1JR		No Objection
26 19/0907C	Land Adjacent to 36, WALFIELD AVENUE, CONGLETON, CHESHIRE, CW12 2HP		No Objection

7. **PLANNING APPEALS**

None to report.

8. **LICENSING APPLICATIONS**

The following applications were noted -

- Beartown Tap, 18 Willow Street
- 1 A Cross Lane – Councillor Walker declared a “non-pecuniary” interest in 1A Cross Lane
- The Edge Gin Ltd, Unit 1, Daneside Business Park

9. **PLANNING ENFORCEMENT ISSUES**

Councillor Brown requested the Chief Officer to write to Cheshire East to seek clarification regarding the progress of the enforcement of the condition regarding the bridge from the Morris Homes development into the Park.

Councillor L. D. Barker - Chairman

Weekly Lists 4th & 11th March 2019

Planning Ref	Proposal	Location	Houses/S106
1.* 19/1214T	T1 Cedar - Crown reduction by 4m, reshape and removal of deadwood	17, ISIS CLOSE, CONGLETON, CW12 3RT	
2.* 19/1231C	Prior Notification rear single storey extension to kitchen extending 3.47m beyond the rear wall, maximum height of 3.54m and eaves height of 2.24m.	1, BEECH CLOSE, CONGLETON, CW12 4YL	
3. 19/1132C	Change of use from commercial back to residential	62, LAWTON STREET, CONGLETON, CW12 1RS	1
4.* 19/1192C	Erection of a garden building	8, BRINDLEY WAY, CONGLETON, CHESHIRE, CW12 3TX	
5.* 19/1199C	Proposed internal, external alterations and extension	79, HOLMES CHAPEL ROAD, CONGLETON, CHESHIRE, CW12 4NU	
6. 19/1141C	Development of two semi-detached houses	13, BURSLAM STREET, CONGLETON, CW12 3AF	2
7 19/1146C	Advertisement consent for one fascia sign, one hanging sign, one internally illuminated ATM surround, internally applied signage including statutory signage and text manifestation and shopfront refresh.	18, BRIDGE STREET, CONGLETON, CW12 1AS	
8* 19/0886C	Alterations to form extensions at first floor level. Removal of existing carport and erection of garage and replacement entrance porch	47, Birch Road, Congleton, CW12 4NN	
9 19/1062C	Replacement of commercial storage building by one detached dwelling	Land Adjacent to Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT	1
10* 19/1086C	Proposed conversion of garage to bedroom and single storey rear extension	78, BELGRAVE AVENUE, CONGLETON, CW12 1HT	
11 19/1106C	Certificate of lawful proposed development for two storey rear extension to dwelling house and proposed outbuilding	HILLSIDE CROFT, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA	
12 19/1061C	Demolition of existing 2 storey Office Building and Ancillary storage buildings and Erection of New 2 storey building comprising 5no 2 bedroom apartments with courtyard parking and new vehicular access from the Highway.	7, MOODY STREET, CONGLETON, CW12 4AN	5

13 19/1355C	Non Material Amendment on application 16/1824M.	LAND NORTH OF, Radnor Park Industrial Estate, BACK LANE, CONGLETON	
14 19/1253D	Discharge of condition 23 on 17/5898C.	Land At, FORGE LANE, CONGLETON	
15 19/1261C	Proposed single storey side extension and new oak porch	5, SOUTHLANDS ROAD, CONGLETON, CW12 3JY	
16* 19/1257C	Demolition of an existing rear single storey mono pitch extension and replacement with a single storey flat roof extension with internal alterations	97, NEWCASTLE ROAD, CONGLETON, CW12 4HL	
17 19/1247D	Discharge of conditions 21 & 31 on application 15/4480C.	Proposed, CONGLETON LINK ROAD,	
18* 19/1246T	Tree works to Cedar tree to reduce crown by 4m max, remove deadwood and clean out crown of fallen limbs	17, ISIS CLOSE, CONGLETON, CW12 3RT	
19* 19/1214T	T1 Cedar - Crown reduction by 4m, reshape and removal of deadwood	17, ISIS CLOSE, CONGLETON, CW12 3RT	
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