



Congleton Town Council

Historic market town

Chief Officer: David McGifford

23rd May 2019

Dear Councillor

Planning Committee Meeting – Thursday 30th May 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 30th May 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 28th 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.

Congleton
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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 8th 15th , 22nd, 29th April and 6th May 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. Proposed Residential Development – Land at Waggs Road, Congleton

To comment on the proposed development (information attached)

10. 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 28th 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
Mrs S Akers Smith
Mrs D S Allen
J G Baggott
G R Edwards
Mrs S A Holland
A M Martin
Mrs A E Morrison
Mrs J D Parry
M A Walker
G S Williams

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs A L Armitt, P Bates, R Boston, D T Brown and Mrs E Wardlaw.

2. MINUTES

PLN/24/1819 RESOLVED: That the Minutes of the Meeting of the Committee held on 7th March 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 Baggott and Williams declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor Martin declared a “non pecuniary” interest due to her membership of Rural England.

4. OUTSTANDING ITEMS

No outstanding actions.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

None received

6. **PLANNING APPLICATIONS**

PLN/25/1819 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comments
1.* 19/1214T	17, ISIS CLOSE, CONGLETON, CW12 3RT		No Objection
2.* 19/1231C	1, BEECH CLOSE, CONGLETON, CW12 4YL		No Objection
3. 19/1132C	62, LAWTON STREET, CONGLETON, CW12 1RS	NP – Councillor Holland	No Objection
4.* 19/1192C	8, BRINDLEY WAY, CONGLETON, CHESHIRE, CW12 3TX	NP – Councillor Holland	No Objection
5.* 19/1199C	79, HOLMES CHAPEL ROAD, CONGLETON, CHESHIRE, CW12 4NU		No Objection
6. 19/1141C	13, BURSLAM STREET, CONGLETON, CW12 3AF	NP – Councillor Holland	No Objection subject to consideration being given to Tree Protection Orders
7 19/1146C	18, BRIDGE STREET, CONGLETON, CW12 1AS	NP – Councillor Williams	No Objection
8* 19/0886C	47, Birch Road, Congleton, CW12 4NN		No Objection
9 19/1062C	Land Adjacent to Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT		Refer back to Cheshire East for determination due to being in the greenbelt
10* 19/1086C	78, BELGRAVE AVENUE, CONGLETON, CW12 1HT		No Objection
11 19/1106C	HILLSIDE CROFT, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA		Refer back to Cheshire East for determination due to being in the greenbelt
12 19/1061C	7, MOODY STREET, CONGLETON, CW12 4AN		Refer back to Cheshire East as in the Conservation Area
13 19/1355C	LAND NORTH OF, Radnor Park Industrial Estate, BACK LANE, CONGLETON		Refer back to Cheshire East for Legal, Planning and Financial concerns
14 19/1253D	Land At, FORGE LANE, CONGLETON		No Objection

15 19/1261C	5, SOUTHLANDS ROAD, CONGLETON, CW12 3JY		No Objection
16* 19/1257C	97, NEWCASTLE ROAD, CONGLETON, CW12 4HL		No Objection
17 19/1247D	Proposed, CONGLETON LINK ROAD,	NP – Councillor Williams	No Objection
18* 19/1246T	17, ISIS CLOSE, CONGLETON, CW12 3RT		No Objection
19* 19/1214T	17, ISIS CLOSE, CONGLETON, CW12 3RT		No Objection
20* 19/1231C	1, BEECH CLOSE, CONGLETON, CW12 4YL		No Objection
21 * 19/1469C	Fir Tree Cottage, TUNSTALL ROAD, CONGLETON, CW12 3QB		No Objection
22 * 19/1380C	4, Campion Place, Astbury, CW12 4GX		No Objection
23 * 19/1389C	62, LONGDOWN ROAD, CONGLETON, CW12 4QR		No Objection

7. **PLANNING APPEALS**

None to report.

8. **LICENSING APPLICATIONS**

PLN/26/1819 RESOLVED – To accept the recommendations in the report dated 28th March 2019 in respect of the following licensing applications and report these to Cheshire East.

- Ye Olde Kings Arms, 1 High Street, Congleton
- Makers Market UK, Bridge Street, Congleton

9. **PLANNING ENFORCEMENT ISSUES**

None to Report

Councillor L. D. Barker - Chairman

Weekly List for 8 April 2019

Planning Ref	Proposal	Location	Houses /S106
1 * 19/1835C	Proposed two-storey side and single-storey rear extension.	17, LAMBERTS LANE, CONGLETON, CW12 3AU	
2 * 19/1781C	The proposed development is a single-storey rear extension.	24, COLEHILL BANK, CONGLETON, CW12 3AD	

Weekly List for 15 April 2019

Planning Ref	Proposal	Location	Houses/S106
3 19/1899C	Change of use (within same Sui-generis class) to car valeting facility including opening within wall.	Northern Dairies, SPRING STREET, CONGLETON, CW12 1PS	
4 19/1884C	Replace flat roof by pitched roof	11A, NURSERY LANE, CONGLETON, CW12 3EX	

Weekly List for 22 April 2019

Planning Ref	Proposal	Location	Houses/S106
5 * 19/2088T	Fell Pine Tree	45, LAWTON STREET, CONGLETON, CHESHIRE, CW12 1RU	
6 19/1924C	Proposed detached dwelling	Land Off, Astbury Mere, NEWCASTLE ROAD, ASTBURY	
7 * 19/2057D	Discharge of conditions 4, 18, 28 & 33 on approved application 18/3851C - Variation of conditions 19,29 and 34 on existing permission 17/4031C; Proposed 80 bed care home and associated parking	VALE MILL, PRIESTY FIELDS, CONGLETON, CONGLETON, CHESHIRE, CW12 4AD	
8 * 19/2033C	Side/rear orangery extension and first floor side extension with associated alterations	29, CHAPEL STREET, CONGLETON, CW12 4AB	
9 * 19/2034C	Listed building consent for side/rear orangery extension and first floor side extension with associated alterations	29, CHAPEL STREET, CONGLETON, CW12 4AB	
10 * 19/1994C	Relocation of one pole and stay and single pole	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP	
11 * 19/1943T	Works to trees - AREA G1: Pine A, Pine B: . AREA G2: Yew C, Scots Pine: R Beech, Yew A, Yew B:	39, HOWEY HILL, CONGLETON, CONGLETON, CHESHIRE, CW12 4AF	

Weekly List for 29 April 2019

Planning Ref	Proposal	Location	Houses/S106
12 * 19/2151W	Prior Notification for replacement tanker wash	BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON, CHESHIRE, CW12 4HW	
13 * 19/2083C	Proposed rear facing single storey extension	13, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QH	
14 * 19/2159C	Proposed detached timber framed garage and carport	10, WEST STREET, CONGLETON, CW12 1JR	
15 * 19/2082C	Proposed rear facing single storey extension	47, THAMES CLOSE, CONGLETON, CW12 3RL	
16 * 19/2103C	Prior Approval for a single storey rear extension extending 3.82m beyond the rear wall, maximum height of 3.65m and eaves height of 2.11m.	128, LONGDOWN ROAD, CONGLETON, CW12 4QT	
17 * 19/2072C	Change of use from Class A1 to Class D1.	43, WEST STREET, CONGLETON, CW12 1JY	
18 * 19/2088T	Fell Pine Tree	45, WEST STREET, CONGLETON	

Weekly List for 6 May 2019

Planning Ref	Proposal	Location	Houses/S106
19 * 19/2294C	Conversion and extension of outbuilding to form sun lounge, WC and utility area	15, HOWEY HILL, CONGLETON, CW12 4AF	
20 19/2311C	Front extension over garage, rear single storey extension to rear.	10, ASCOT CLOSE, CONGLETON, CHESHIRE, CW12 1LL	
21 * 19/2275C	Proposed single storey side/rear extension and conversion of existing garage into new kitchen	50, BLACKSHAW CLOSE, CONGLETON, CW12 3TB	
22 * 19/2213C	Demolition of existing single garage, sunroom and uPVC framed utility area to form single-storey flat-roofed rear extension. Earthworks to rear garden to facilitate extension construction	78, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	

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08 May 2019

Dear Councillors,

**Proposed Residential Development
Land at Waggs Road, Congleton**

Introduction

I write to advise you that Gladman Developments Ltd are proposing to submit an outline planning application for residential development of up to 98 quality family homes and associated open space on the site above.

Gladman are currently at the pre-application stage and are commencing a public consultation on our proposals.

The site is located on the eastern edge of Congleton adjacent to existing development and has been identified as a site suitable for residential development.

We would very much value the involvement of the Congleton Town Council in developing our proposals, including if there are any community facilities that the site could help deliver for benefits of existing and new residents of Congleton.

The Proposed Scheme

The Site is approximately 5.51 hectares in size and could accommodate up to 98 high quality family homes of which 30% would be affordable homes suitable for local people. Below is a list of the significant benefits this development will bring to the community:

- A mix of 1, 2, 3, 4/5 bedroom properties, including 30% affordable housing, allowing for a range of homes for older residents of the community to downsize but remain in the area and larger homes for growing families.
- New residential development will help ease the housing affordability gap within the area, providing housing within the next 5 years.
- Approximately £600,000 contribution to the local area through the New Homes Bonus Scheme over a 4 year period once completed.
- New resident population will increase spending in local shops, helping to maintain local businesses and services and providing extra patronage for local buses to assist in the future viability and retention of services.
- The location of the Site allows residents to undertake journeys on foot and by cycle, for a variety of purposes, including leisure, shopping and school.

- Approximately 46% of the site will be provided as public open space and will include informal open space, significant new planting and an equipped children's play area.
- Road improvements along Waggs road to provide a wider footpath to allow easier access and safer pedestrian linkages.

Consultation

A Consultation Leaflet will be distributed to over 530 households and business in Congleton in the next few days. In addition to the leaflet we also have a dedicated website containing further information about our proposals which can be viewed at www.your-views.co.uk/waggsroad/. Both the leaflet and the website set out ways in which the local community can respond to us with any comments or queries that they may have. Additionally the leaflet provides details on how paper copies can be provided.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or questions the Parish Council may have, to explore how such a development can be formulated to respond positively to the needs of the community you represent.

Gladman believe engaging with stakeholders at an early stage in the planning process helps us understand any issues and aspirations within the community and allows us to provide development proposals that respond to community needs.

We would be pleased to meet with the Town Council in a private meeting to discuss our proposals. We have previously found this to be a productive way in the hearing the local community's concerns and aspirations about new development.

We look forward to hearing from the Parish on any comments or questions you may have surrounding the proposed development.

If you require anything further please do not hesitate to contact me.

Yours sincerely,

Sam Pugh
Graduate Planner
Gladman Developments
S.pugh@gladman.co.uk