



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford** CiLCA

13th June 2019

Dear Councillor

Planning Committee Meeting – Thursday 20th June 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 20th June 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 30th May 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

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

Tel: 01260 270350

Email: info@congletontowncouncil.co.uk www.congleton-tc.gov.uk

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 20th 27th May & 3rd June 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.

- 9 Swan Bank, Congleton – To receive an update

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 30th MAY 2019**

Please note These are draft minutes and will not be ratified until the next meeting of the Planning Committee

PRESENT

Councillor P Duffy – Chairman
Mrs S Akers Smith
M Amies
R Douglas
Mrs S Firkin
Mrs M Gartside
G Hayes
R Hemsley
Mrs S A Holland (Town Mayor) left meeting 7.15 p.m. – Civic Engagement
Mrs A Martin
R Moreton
D Murphy
Mrs J D Parry
M Rogan
J Smith
K Wesley

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs D Allen, D Amies, D T Brown and R Chadwick.

2. **MINUTES**

PLN/1/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 28th 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 Akers Smith, Hayes, Holland, Murphy and Moreton 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/2/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	DOI	Comments
1 * 19/1835C	17, LAMBERTS LANE, CONGLETON, CW12 3AU	NP – Councillor Holland	No Objection
2 * 19/1781C	24, COLEHILL BANK, CONGLETON, CW12 3AD		No Objection
3 19/1899C	Northern Dairies, SPRING STREET, CONGLETON, CW12 1PS		REFUSE – Due to the following - Noise and disturbance as outlined in the response from Cheshire East - Detrimental smells to residents and businesses nearby - Highway and safety issues due to access and egress not compliant - Traffic generation - Vehicular Access - Adequacy of parking in the area as not shown on the map
4 19/1884C	11A, NURSERY LANE, CONGLETON, CW12 3EX		No Objection

5 *	19/2088T	45, LAWTON STREET, CONGLETON, CHESHIRE, CW12 1RU		No Objection
6	19/1924C	Land Off, Astbury Mere, NEWCASTLE ROAD, ASTBURY		Concerns Raised – A smaller dwelling is suggested that would not impact on the countryside and reduce the density
7 *	19/2057D	VALE MILL, PRIESTY FIELDS, CONGLETON, CONGLETON, CHESHIRE, CW12 4AD		No Objection
8 *	19/2033C	29, CHAPEL STREET, CONGLETON, CW12 4AB		No Objection
9 *	19/2034C	29, CHAPEL STREET, CONGLETON, CW12 4AB		No Objection
10 *	19/1994C	1, ASTBURY MARSH, NEWCASTLE ROAD, ASTBURY, CW12 4HP		No Objection
11 *	19/1943T	39, HOWEY HILL, CONGLETON, CONGLETON, CHESHIRE, CW12 4AF		No Objection
12 *	19/2151W	BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON, CHESHIRE, CW12 4HW		No Objection
13 *	19/2083C	13, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QH	NP – Councillors Hayes & Holland	No Objection
14 *	19/2159C	10, WEST STREET, CONGLETON, CW12 1JR		No Objection
15 *	19/2082C	47, THAMES CLOSE, CONGLETON, CW12 3RL		No Objection
16 *	19/2103C	128, LONGDOWN ROAD, CONGLETON, CW12 4QT		No Objection
17 *	19/2072C	43, WEST STREET, CONGLETON, CW12 1JY		No Objection
18 *	19/2088T	45, WEST STREET, CONGLETON		No Objection
19 *	19/2294C	15, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
20	19/2311C	10, ASCOT CLOSE, CONGLETON, CHESHIRE, CW12 1LL	Pecuniary – Councillor Akers Smith – Left the room for this item	No Comment

		NP – Councillors Holland & Hayes	
21 * 19/2275C	50, BLACKSHAW CLOSE, CONGLETON, CW12 3TB		No Objection
22 * 19/2213C	78, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD		No Objection
23 * 19/2211C	THE RAILWAY HOTEL, 4, BIDDULPH ROAD, CONGLETON, CW12 3JS		No Objection
24 * 19/2210C	THE RAILWAY HOTEL, 4, BIDDULPH ROAD, CONGLETON, CW12 3JS		No Objection
25 * 19/2447C	162, BIDDULPH ROAD, CONGLETON, CW12 3LS	NP – Councillor Holland	Defer Back to Cheshire East based on previous applications on this property
26 19/2372C	7, PARK ROAD, CONGLETON, CHESHIRE, CW12 1DS		No Comment
27 * 19/2496C	17A, BRIDGE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AS		No Objection
28 * 19/1773C	Westlow Heath, Land Off Manchester Road, Congleton		No Objection
29 * 19/2389C	Land adj 1, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection
30 * 19/2470C	101, NEWCASTLE ROAD, CONGLETON, CW12 4HL		No Objection
31 19/2457C	41, CROSS LANE, CONGLETON, CW12 3JX	NP – Councillor Holland	No Objection
32 * 19/2405T	1, MALLORY COURT, CONGLETON, CHESHIRE, CW12 4NW		No Objection
33 * 19/1470C	ST STEPHENS COURT, CONGLETON, CHESHIRE, CW12 1QW		Raise concerns with Cheshire East that the change from single dwellings to 6 x 2 bedroom dwellings could result in a nett reduction occupancy

7. PLANNING APPEALS

None to report.

8. **LICENSING APPLICATIONS**

None to report.

9. **PROPOSED RESIDENTIAL DEVELOPMENT – LAND AT WAGGS ROAD, CONGLETON**

PLN/3/1920 RESOLVED: - To arrange a future meeting with residents and the developers to discuss this item.

10. **PLANNING ENFORCEMENT ISSUES**

The following enforcement issues were reported –

1 Cranberry Gardens planning ref: 16/4558:

As part of the original site plan the provision of a footway/cycleway along the site frontage was illustrated delivered by way of a s278 rather than a s106. However due to the presence of a tree, at this time, preventing the implementation of this facility an amended plan illustrating a footway only received planning approval and has now been delivered. It is worthy of note that the future Congleton Greenway will serve the site allowing foot/cycle access to the wider Congleton area.

2. Galloway Green:

The S278 highway works have yet to be completed but will include the provision of dropped kerbs. I can assure you that we are actively pursuing the delivery of these works.

Councillor Duffy declared a personal interest in the item at Galloway Green

3. Bridge at Astbury Place:

There has been further dialogue with Morris Homes over recent weeks to confirm that the Council have granted the relevant licenses for survey work to take place for the landing of the bridge on the other side of the Dane. We have also been advised that a bridge contractor has been engaged by Morris Homes. Notwithstanding the above, given ongoing concerns about delays the Planning team have also referred the matter to our legal team to ensure that compliance with the legal agreement is forthcoming.

Councillor P Duffy - Chairman

Weekly Lists – 20th, 27th May & 3rd June

Planning Ref	Proposal	Location	Houses/S106
1 * 19/2496C	Advertisement consent for 1no. new internally illuminated fascia sign and 1no. new internally illuminated projecting sign.	17A, BRIDGE STREET, CONGLETON, CHESHIRE, CW12 1AS	
2 19/2507C	Proposed 2.5-storey detached dwelling and single-storey detached garage	27, TUDOR WAY, CONGLETON, CW12 4AS	
3 * 19/2523T	T1 - Oak - Crown thin by approx 20% and remove weaker epicormic growth to tidy the crown and allow some light through the canopy	8, RANGLES VIEW, CONGLETON, CW12 3JN	
4 * 19/2642T	Fell Blue Atlas Cedar	17, ISIS CLOSE, CONGLETON, CW12 3RT	
5 * 19/2601C	Proposed single storey rear extension.	21, DAISYBANK DRIVE, CONGLETON, CW12 1LX	
6 19/2570C	Erection of 4 new dwelling-houses	130, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NY	
7 * 19/2594T	T1 Sycamore - Fell	70, OBELISK WAY, CONGLETON, CW12 4FY	
8 * 19/2772D	Discharge of condition 12 on application 18/1750C - Outline application for two storey dwelling with vehicular & pedestrian access	LAND ADJ 1, LEAMINGTON ROAD, CONGLETON, CW12 4PF	
9 * 19/2572T	T1 - Lime - Pollard to approx. 6m in height leaving a framework of primary and secondary limbs to form a new canopy.	6, BRADBURY GARDENS, CONGLETON, CHESHIRE, CW12 3SR	

10 * 19/2688C	Two-storey side extension and single-storey rear extension	3, TRINITY PLACE, CONGLETON, CW12 3JB	
11 * 19/2746C	Extension and alterations to existing dwelling and demolition of existing garage (resubmission of 19/1469C)	Fir Tree Cottage, TUNSTALL ROAD, CONGLETON, CW12 3QB	