



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

12th July 2019

Dear Councillor

Planning Committee Meeting – Thursday 18th July 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 18th July 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 (Enclosed)

To confirm the minutes of the Meeting of the Committee held on 20th June 2019.

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. Procedure for Starring of Planning Applications

To discuss the procedure of starring applications, including Tree applications.

7. Planning Applications

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

i) Lists from 10th June – 8th July 2019 (copy enclosed).

ii) Lists for subsequent weeks will be circulated when received.

8. Planning Appeals

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

9. Licensing Applications

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

10. Planning Enforcement Issues

To discuss any planning enforcement issues.

To: All Members of the Council Press 2, Burgesses 2.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 20th JUNE 2019**

PRESENT

Councillor P Duffy – Chair
Mrs S Akers Smith
Mrs D S Allen
D Amies
M Amies
D T Brown
R Chadwick
R Douglas
Mrs S Firkin
R Hemsley
Mrs S A Holland
Mrs A Martin
R Moreton
D Murphy
Mrs J D Parry
M Rogan
J Smith
Mrs K Wesley

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G P Hayes and Mrs M Gartside

2. **MINUTES**

PLN/4/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 30th May 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, Brown, Holland, Murphy and Moreton declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor Duffy declared a “non pecuniary” interest in any discussions relating to S106 monies for Galloway Green.

4. **OUTSTANDING ITEMS**

No outstanding actions.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chair read out a letter from Mr R Walton regarding commitments to improving infrastructure in respect of conditions on planning applications for new housing developments. It was agreed to request the Chief Officer to provide updates on tracking Section 106 funds.

6. PLANNING APPLICATIONS

PLN/5/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comments
1 * 19/2496C	17A, BRIDGE STREET, CONGLETON, CHESHIRE, CW12 1AS		No Objection
2 19/2507C	27, TUDOR WAY, CONGLETON, CW12 4AS	NP – M. Amies	No Objection subject to appropriate measures being taken to deal with any seepage of water from the watercourse from the bridleway
3 * 19/2523T	8, RANGLES VIEW, CONGLETON, CW12 3JN		No Objection
4 * 19/2642T	17, ISIS CLOSE, CONGLETON, CW12 3RT		Reject – as tree is not diseased
5 * 19/2601C	21, DAISYBANK DRIVE, CONGLETON, CW12 1LX		No Objection
6 19/2570C	130, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NY		A member of the public spoke to outline her concerns regarding application 19/2570C Reject due to the following - 1. Previous Planning decisions – the application invalidates reasons for the Appeal on 16/3286C. Conditions 2- development in accordance with approved plans and 9 does not appear to include overnight electric vehicle charging points. 2. Overdevelopment – the Appeal rejects this due to spacious rear garden (point 11). The extension reduces the garden to small. 3. Design and visual appearance - appeal states variation of design between the two pairings reflect local character (point 13). The appearance now appears to be identical. 4. Materials – appeal imposes conditions regarding external materials (point 23). Inferior materials being used on doors and windows such as some missing lintels and

			<p>sills.</p> <p>5. An additional row of windows between 1st and 2nd floor not on Appeal's approved plans.</p> <p>6. Highway safety issues and vehicular access – Appeal approved plans have only one vehicular access per property. New plans have two making concerns regarding safety with the possibility of up to eight vehicles leaving at the same time near to the junction with a major A road.</p> <p>7. Loss of important trees and nature conservation.</p>
7 * 19/2594T	70, OBELISK WAY, CONGLETON, CW12 4FY		Reject – as tree is not diseased
8 * 19/2772D	LAND ADJ 1, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection
9 * 19/2572T	6, BRADBURY GARDENS, CONGLETON, CHESHIRE, CW12 3SR		No Objection
10 * 19/2688C	3, TRINITY PLACE, CONGLETON, CW12 3JB		No Objection
11 * 19/2746C	Fir Tree Cottage, TUNSTALL ROAD, CONGLETON, CW12 3QB		No Objection
12 * 19/2780C	War Memorial, LAWTON STREET, CONGLETON	NP – Councillors Brown Murphy Akers Smith Douglas	No Objection
13 * 19/2824C	BROOKHOUSE FARM, BROOKHOUSE LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3QP		No Objection
14 * 19/2807C	128, LONGDOWN ROAD, CONGLETON, CW12 4QT		No Objection
15 * 19/2770D	LAND ADJ 1, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection

7. **PLANNING APPEALS**

None to report.

8. **LICENSING APPLICATIONS**

None to report.

9. **PLANNING ENFORCEMENT ISSUES**

The Town Events & Marketing Manager & Deputy Chief Officer informed the meeting that Cheshire East Enforcement Officers are dealing with the issues at 9 Swan Bank, Congleton and warned that it may take a while to resolve.

The Chief Officer to be requested to provide updates on tracking Section 106 funds.

Councillor P Duffy - Chair

Planning Lists from the 10th June – 8th July 2019

Planning Ref	Proposal	Location	Section 106 Housing
19/2788C	Retaining building façade and demolition and replacement of building behind façade to form cocktail bar (Change of Use)	1A, WEST STREET, CONGLETON, CHESHIRE, CW12 1JN	
19/2607C	Conversion of out buildings into 2 no. one bedroom flats	20, ANTROBUS STREET, CONGLETON, CW12 1HB	2
19/2844C	Reserved matters application for design and external appearance relating to approved application 19/1141C - Outline application for the development of two semi-detached houses	13, BURSLAM STREET, CONGLETON, CW12 3AF	2
*19/2923C	Proposed demolition of existing garage and conservatory - construction of single storey rear and side extension	8, MEAKIN CLOSE, CONGLETON, CW12 3TG	
*19/2946D	Discharge of conditions 4 & 5 on application 15/1320C.	Land Off A34, NEWCASTLE ROAD, CONGLETON	
19/3105C	Variation of condition 2 on approved application 16/1762C - Proposed change of use from an existing public house to 4No. Proposed dwellings. The demolition of an existing two storey outbuilding to the rear and the erection of a proposed two storey detached building, providing 2No. Two Bedroom Flats.	Shakerley Arms, 7-9, WILLOW STREET, CONGLETON, CW12 1RL	4 houses 2 flats
*19/3054C	Retrospective application for a rear conservatory	4, Cloud View, Weathercock Lane, Congleton, Cheshire East, CW12 3PS	
*19/3166C	Proposed first floor side and single storey rear extension	9, COPPERHILL ROAD, CONGLETON, CHESHIRE, CW12 3JG	
*19/2946D	Discharge of conditions 4 & 5 on application 15/1320C.	Land Off A34, NEWCASTLE ROAD, CONGLETON	
*9/3257D	Discharge of conditions 12, 14, 15, 26 on application 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	
9/3183T	Lime Tree - fell	2, QUARRY CLOSE, CONGLETON, CW12 3GS	
*19/3265D	Discharge of condition 7 on 17/0253C	Land at Radnor Park Industrial Estate, BACK LANE, CONGLETON	
19/2938C	Outline application for the demolition of Hawthorn Cottage, and the erection of 49 dwellings. The formation of a new vehicle and pedestrian access from Goredale Close	Hawthorn Cottage, Harvey Road, Congleton, CW12 2PS	49
*19/3235C	Re-construction of existing garden room, extending and single storey side extension	19, THE MOORINGS, CONGLETON, CW12 3RF	