



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

31st July 2019

Dear Councillor

Planning Committee Meeting – Thursday 8th August 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 8th August 2019** commencing at **6.30 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 18th July 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 8th, 15th & 22nd July 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. Addition of Public Footpath

To note or comment as appropriate on information received from Cheshire East on the addition of public footpath number 86 (information enclosed).

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 18th JULY 2019

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

PRESENT

Councillor P Duffy – Chair
Mrs S Akers Smith
D Amies
D T Brown
Mrs S Firkin
Mrs M Gartside
Mrs S A Holland
Mrs A Martin
R Moreton
D Murphy
Mrs J D Parry
M Rogan
J Smith

Approximately 40 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors M. Amies, R Chadwick, R Douglas, R Hemsley and K Wesley.

2. **MINUTES**

PLN/6/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 20th June 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

There was public comment made in relation to

Planning Application 19/3162C where residents made strong objections against the application and

Planning Application 19/2938C – residents raising strong objects to this application.

6. PROCEDURE FOR STARRING OF PLANNING APPLICATIONS

PLN/7/1920 RESOLVED: - to not star applications relating to trees and hedgerows.

7. PLANNING APPLICATIONS

PLN/8/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	
19/2788C	1A, WEST STREET, CONGLETON, CHESHIRE, CW12 1JN		No Objection
19/2607C	20, ANTROBUS STREET, CONGLETON, CW12 1HB		No Objection but wish to raise concerns regarding the adequacy of parking
19/2844C	13, BURSLAM STREET, CONGLETON, CW12 3AF	NP – P Duffy	No Objection
*19/2923C	8, MEAKIN CLOSE, CONGLETON, CW12 3TG		No Objection
*19/2946D	Land Off A34, NEWCASTLE ROAD, CONGLETON		No Objection
19/3105C	Shakerley Arms, 7-9, WILLOW STREET, CONGLETON, CW12 1RL	NP – S A Holland A Martin J Parry	No Objection
*19/3054C	4, Cloud View, Weathercock Lane, Congleton, Cheshire East, CW12 3PS		No Objection
*19/3166C	9, COPPERHILL ROAD, CONGLETON, CHESHIRE, CW12 3JG		No Objection
*19/2946D	Land Off A34, NEWCASTLE ROAD, CONGLETON		No Objection
*19/3257D	Proposed, CONGLETON LINK ROAD, CONGLETON		No Comment
19/3183T	2, QUARRY CLOSE, CONGLETON, CW12 3GS		Reject due to the following – 1 Loss of important trees 2 Landscaping 3 Nature conservation
*19/3265D	Land at Radnor Park Industrial Estate, BACK LANE, CONGLETON		No Objection

19/2938C	Hawthorn Cottage, Harvey Road, Congleton, CW12 2PS	NP – A Martin	Reject due to the following – 1 In the green belt 2 Site part of the Local Plan 3 Highway and safety issues 4 Traffic generation 5 Loss of important trees – two with TPO's 6 Landscaping 7 Risk of flooding
*19/3235C	19, THE MOORINGS, CONGLETON, CW12 3RF		No Objection
19/3162C	Land South of Waggs Road, Congleton		Reject due to the following – 1 Local, strategic, regional and national planning policies. 2 Previous planning decisions (including appeal decisions. 3 Layout and density of buildings. 4 Noise and disturbance 5 Highway and safety issues. 6 Traffic generation 7 Vehicular access 8 Nature conservation 9 Intrusion into Open Countryside/Green Belt 10 Risk of potential flooding 11 Safer routes to school and general safety 12 Traffic statements to take into account junction assessments at the bottom of Foll Hollow and into Town via Waggs Road. Also the traffic surveys to include information gathered at the beginning and end of the school days in addition to normal rush hour times. 13 In conflict with the draft neighbourhood plan
19/3319C	25 Crescent Road Congleton, CW12 4BG		No Objection

8. PLANNING APPEALS

None to report.

9. LICENSING APPLICATIONS

The Railway Inn, 4 Biddulph Road, Congleton, CW12 3JS – No Objections
Councillor Duffy declared a “pecuniary” interest, vacated the Chair and left the room.

10. **PLANNING ENFORCEMENT ISSUES**

PLN/9/1920 RESOLVED: - To have further discussion on how the Town Council monitor decision notices and enforcement progress. Action – The Chief Officer to arrange a meeting with Planning Officer and Councillors Martin and Akers Smith.

Councillor P Duffy - Chairman

Weekly Lists – 8th, 15th & 22nd July

Planning Ref	Proposal	Location	Houses/S106
1 19/3351C	Demolition of pub extensions and replace with new extension for wedding venues	ROBIN HOOD, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PE	
2 19/3348D	Discharge of conditions 3, 4, 10, 11, 13, 15, 19, 20, 21, 22, 24, 25, 26, 27 & 29 of 14/4452C - Erection of up to 95 dwellings with associated infrastructure (Phase 2)	Land off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	
3 19/3322D	Discharge of conditions 4, 9, 12, 13, 14, 18, 19, 21, 22 and 26 16/1922C - Residential development, site access points, public open space, green infrastructure and associated works; together with the realignment of the western end of Back Lane.	Land To The East Of Black Firs Lane, BACK LANE, SOMERFORD	
4 * 19/3327C	Non material amendment to approved application 16/1716C - Variation of Condition on 11/1484C Construction of 12 Dwellings, widening of Windsor Place and Demolition of group of domestic outbuildings/garages	Land Off, WINDSOR PLACE, CONGLETON	For Information - Decision Made
5 * 19/3315C	Alterations to existing landscaping at front of property including a reinforced grass driveway for occasional vehicular access to an approved detached garage in rear garden which would store a classic car. Plus, replacement of existing single gate with a pair of driveway gates of similar design.	10, QUARRY CLOSE, CONGLETON, CW12 3GS	
6 19/3275C	Variation of condition 10 to planning application 16/4558C - Proposal for the construction of 201 dwellings off Macclesfield Road Congleton	Land off, Macclesfield Road, Congleton	

7 19/3258C	Variation of conditions 2 & 3 of 15/4480C	Proposed Congleton Link Road	
8 * 19/3391C	Proposed rear facing single storey extension	13, ABBOTTS CLOSE, CONGLETON, CW12 3JD	
9 * 19/3473C	Proposed two storey side extension and single storey rear extension	9, Sheldon Avenue, Congleton, CW12 3LD	
10 * 19/3408C	Non-material amendment to approved application 18/0005C - Proposed internal, external alterations and extension	79, HOLMES CHAPEL ROAD, CONGLETON, CHESHIRE, CW12 4NU	
11 * 19/3366C	Conversion of existing garage to additional living accommodation.	FIDDLERS GREEN, SHOP LANE, CONGLETON, CW12 3AW	
12 19/3427C	Change of use to mixed use comprising of MOT station, car repairs and hand car wash	Paul Sheard Autos, NEWCASTLE ROAD, ASTBURY, CHESHIRE EAST, CW12 4JX	
13 19/3525C	Listed building consent for Demolition of Existing 2 storey Office Building and Ancillary storage buildings and Erection of New 2 storey building comprising 5 nr 2 bedroom apartments with courtyard parking and new vehicular access from the Highway.	7, MOODY STREET, CONGLETON, CW12 4AN	
14 * 19/3486C	Proposed single storey side extension with internal alterations.	80, CHESTNUT DRIVE, CONGLETON, CW12 4UB	
15 * 19/3492D	Discharge of Condition 16 on application number 16/1922c.	Land To The East Of Black Firs Lane And To The South of, BACK LANE, SOMERFORD	
16 * 19/3391C	Proposed rear facing single storey extension	13, ABBOTTS CLOSE, CONGLETON, CW12 3JD	
17 * 19/3473C	Proposed two storey side extension and single storey rear extension	9, Sheldon Avenue, Congleton, CW12 3LD	

NOTICE OF MODIFICATION ORDER

Section 53 of the Wildlife and Countryside Act 1981

The Cheshire East Borough Council Definitive Map and Statement
(Addition of Public Footpath No. 86, Parish of Congleton)
Modification Order 2019

The above Order, made on the 11th July 2019 under section 53 of the Wildlife and Countryside Act 1981, will modify the Definitive Map and Statement for the area by adding the footpath:

Public Footpath No. 86 Congleton commencing at its junction with Newcastle Road (A34) at OS grid reference SJ 8449 6215 and running in a generally south westerly direction for approximately 85 metres to Padgbury Lane (UY940) at O.S. grid reference SJ 8442 6210.

The effect of the order is illustrated on the plan attached to this notice.

A copy of the Order and Map has been deposited and may be seen free of charge during normal office hours in the Rights of Way Unit at the office of the undersigned, and at the offices of Cheshire East Borough Council, Westfields, Middlewich Road, Sandbach CW11 1HZ. Copies of the Order and the Map may be obtained free of charge from the undersigned.

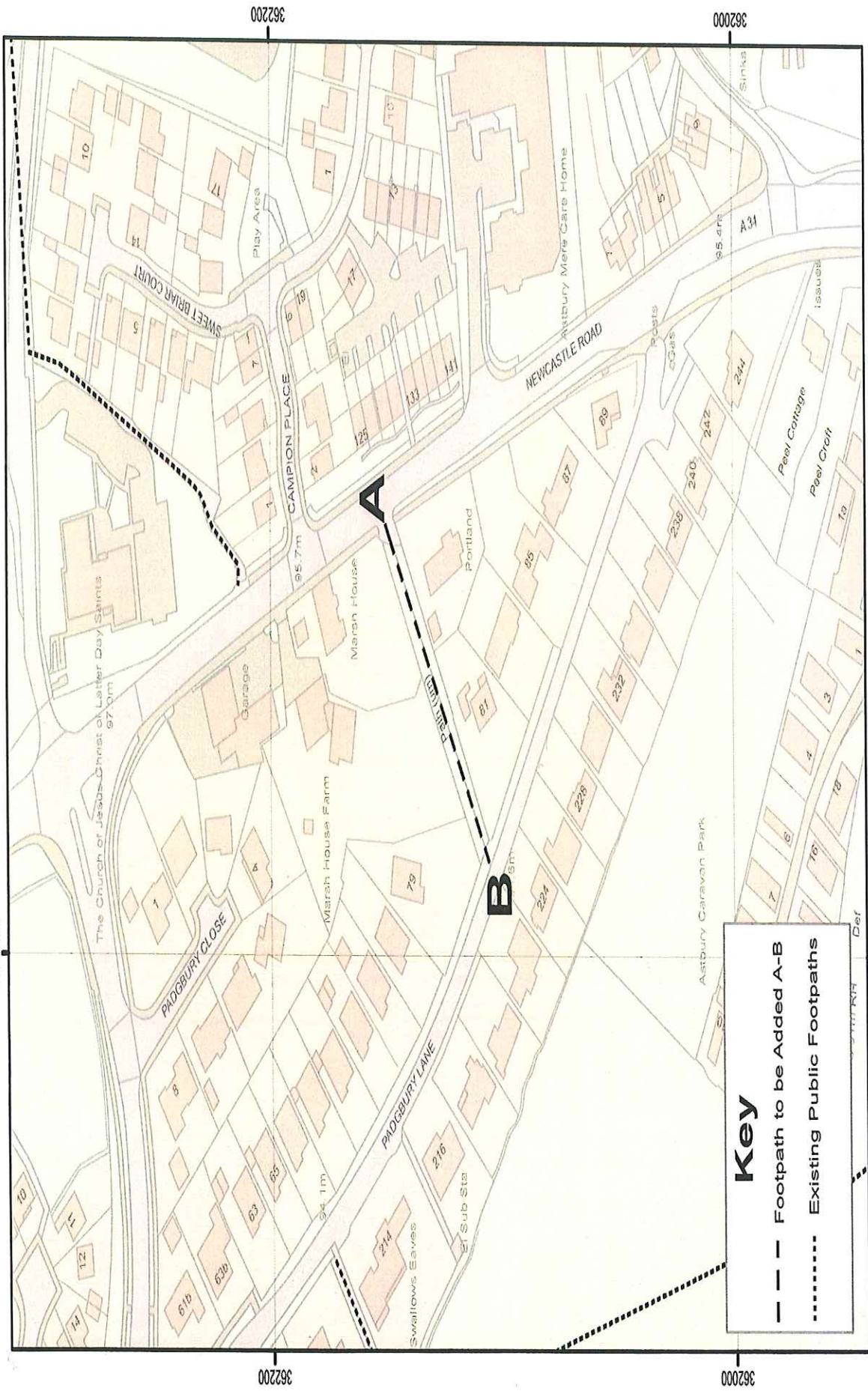
Any representations or objections to the Order may be sent in writing to the undersigned, Public Rights of Way Unit, 2nd Floor Old Building, Municipal Buildings, Earle Street, Crewe, CW1 2BJ no later than the 30th August 2019. Please state the grounds on which they are made.

If no such representations or objections are duly made, or if any so made are withdrawn, the Cheshire East Council may confirm the Order itself as an unopposed Order. If the Order is sent to the Secretary of State, any representations and objections that have not been withdrawn will be sent with the Order.

DATED: 18th July 2019

Interim Director of Governance and Compliance Services
Public Rights of Way Unit
2nd Floor Old Building,
Municipal Buildings,
Earle Street,
Crewe, CW1 2BJ

384400



Key

- Footpath to be Added A-B
- Existing Public Footpaths



The Cheshire East Borough Council Definitive Map and Statement
(Addition of Public Footpath No. 86, Parish of Congleton)
Modification Order 2019

Plan No.
WCA/018A



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