



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

30<sup>th</sup> August 2019

Dear Councillor

## **Planning Committee Meeting – Thursday 5<sup>th</sup> September 2019**

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 5<sup>th</sup> September 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

**David McGifford**  
Chief 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 8<sup>th</sup> August 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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4. Outstanding Actions

Meeting with CEC to discuss section 106 and enforcement control (target September)

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 5th 12<sup>th</sup> and 19<sup>th</sup> August 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 5.

**CONGLETON TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 8<sup>th</sup> AUGUST 2019**

**PRESENT**

Councillor P Duffy – Chair  
D Amies  
D T Brown  
R Chadwick  
Mrs M Gartside  
R Hemsley  
Mrs A Martin  
D Murphy  
Mrs J D Parry – attended 6.45 p.m.  
M Rogan – attended – 6.45 p.m.  
J Smith  
Mrs K Wesley

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs D Allen, M Amies, R Douglas, Mrs S Firkin, G Hayes, Mrs S A Holland and R Moreton

2. **MINUTES**

PLN/10/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 18<sup>th</sup> July 2019 be approved and signed by the Chairman as a correct record with the amendment of item 19/2938C – should read 2 – site not part of the Local Plan.

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 Brown and Murphy 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 Galloway Green.

4. **OUTSTANDING ITEMS**

The Chief Officer reported that a meeting will be arranged to discuss S106 and enforcement issues – target date the end of September.

5. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

None received

6. **PLANNING APPLICATIONS**

PLN/11/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comments
1 19/3351C	ROBIN HOOD, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PE		No Objection subject to Cheshire East Officers be requested to check the adequacy of car parking capacity
2 19/3348D	Land off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	NP – P Duffy	REJECT due to the following – 1 – Travel Plan inadequate and does not follow current guidelines – difficult for people with disabilities
3 19/3322D	Land To The East Of Black Firs Lane, BACK LANE, SOMERFORD		No Objection to the discharge of conditions – NOTE COMMENTS – The Travel Plan appears to have been omitted. Cheshire East Officers requested to check
4 * 19/3327C	Land Off, WINDSOR PLACE, CONGLETON		No Objection
5 * 19/3315C	10, QUARRY CLOSE, CONGLETON, CW12 3GS		No Objection
6 19/3275C	Land off, Macclesfield Road, Congleton		REJECT due to the following – The developer is looking to reduce the drainage scheme to enhance the opportunity to provide height variations to the dwellings.
7 19/3258C	Proposed Congleton Link Road		No Objection
8 * 19/3391C	13, ABBOTTS CLOSE, CONGLETON, CW12 3JD		No Objection
9 * 19/3473C	9, Sheldon Avenue, Congleton, CW12 3LD		No Objection
10 * 19/3408C	79, HOLMES CHAPEL ROAD, CONGLETON, CHESHIRE, CW12 4NU		No Objection
11 * 19/3366C	FIDDLERS GREEN, SHOP LANE, CONGLETON, CW12 3AW		No Objection
12 19/3427C	Paul Sheard Autos, NEWCASTLE ROAD, ASTBURY, CHESHIRE EAST, CW12 4JX		A member of the public spoke in objection REJECT due to the following – 1 – In conflict with Local Plan GR6 2 – Noise and disturbance from use 3 - Smells 4 – Highway and safety issues – Cheshire

			East Highway Officers requested to assess the impact of extra vehicles and congestion on the A34 5 – Pollution from water and chemicals 6 – Unsuitable for a residential location
13 19/3525C	7, MOODY STREET, CONGLETON, CW12 4AN		No Objection
14 * 19/3486C	80, CHESTNUT DRIVE, CONGLETON, CW12 4UB		No Objection
15 * 19/3492D	Land To The East Of Black Firs Lane And To The South of, BACK LANE, SOMERFORD		No Objection
16 * 19/3391C	13, ABBOTTS CLOSE, CONGLETON, CW12 3JD		No Objection
17 * 19/3473C	9, Sheldon Avenue, Congleton, CW12 3LD		No Objection
18 19/3593C	Crossley Stud Farm, Buxton Road, Congleton, CW12 2PN		REJECT due to the following – 1 – Local, strategic, regional and national planning policies 2 – Design, visual appearance and materials 3 – Layout and density of buildings 4 - Intrusion into Open Countryside/ Greenbelt
19 * 19/3630C	Winterfell, 19, PAVILION WAY, CONGLETON, CHESHIRE, CW12 4EW		No Objection
20 18/4888C	Land at BACK LANE, CONGLETON	Pecuniary Interest – D Brown left room did not vote	REJECT due to the following – Social housing for families is inadequate and not pepperpotted (integrated) and lack of an adequate transport plan
21 * 19/3478C	Land adjacent to 1, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection
22 19/3635C	54, Astbury Street, CONGLETON, CONGLETON, CW12 4EQ		No Objection

23 * 19/3726D	Congleton Bath House And Physic Garden, COLEHILL BANK, CONGLETON, CW12 3AD		No Objection
24 * 19/3745D	Land Off, MANCHESTER ROAD, CONGLETON		No Objection
25 19/3711C	33, GIANTSWOOD LANE, CONGLETON, CW12 2HQ		No Objection – Subject to checking the adequacy of parking and highway and safety issues

7. **PLANNING APPEALS**

The following appeal was noted –

18/6283C – APP/RO660/D/19/32267763 – 135 Ennerdale Drive, Congleton – Appeal Dismissed

8. **LICENSING APPLICATIONS**

The following licensing application was noted -

Office 7 First Floor Riverside Mill, Mountbatten Way, Congleton, CW12 1DY

9. **ADDITION OF PUBLIC FOOTPATH**

The following information was received from Cheshire East Council

- Addition of public footpath number 86 – request Cheshire East to check if this is wide enough to be made into a cycleway.

10. **PLANNING ENFORCEMENT ISSUES**

As noted in item 4 above - The Chief Officer reported that a meeting will be arranged to discuss S106 and enforcement issues – target date the end of September.

Councillor P Duffy - Chair

**List for 5<sup>th</sup>, 12, and 19<sup>th</sup> August 2019**

<p><b>1</b> 19/3624C</p>	<p>Approval of matters reserved in outline application 16/1922C; appearance, landscaping, layout and scale pursuant to outline planning permission for the erection of 200 dwellings</p>	<p>Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD</p>	
<p><b>2</b> 19/3909C</p>	<p>Substitution of house types on plots 142, 147, 154, 156, 163 &amp; 164</p>	<p>Land Off Manchester, MANCHESTER ROAD, CONGLETON</p>	
<p><b>3</b> 19/3927T</p>	<p>Copper Beech tree in front garden (T1) - 15% thin, dead wood/crown clean, removal of lowest limb growing towards road (which has bad form and no real potential), reduce lower canopy back from house to give 4 meters clearance, and crown raise canopy to give 4 meters clearance from ground level.</p>	<p>27, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG</p>	
<p><b>4 *</b> 19/3931C</p>	<p>Proposed single storey rear extension to numbers 37 &amp; 39 Heath Road.</p>	<p>37 &amp; 39, HEATH ROAD, CONGLETON, CW12 4LF</p>	
<p><b>5</b> 19/3770C</p>	<p>Proposed three-bed detached bungalow within the rear garden of 80 Holmes Chapel Road,</p>	<p>80, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NX</p>	

	Congleton, with a new single garage to the side elevation of the existing dwelling off Holmes Chapel Road.		
<b>6 *</b> 19/3884C	Proposed Single storey Rear Extension + Conversion of existing Loft space to provide additional living accommodation	97, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU	
<b>7</b> 19/3692T	Two Oak Trees . Proposal is to cut back both trees to the boundary line as they are currently causing excessive shading of our garden and are causing annual damage to our lawn. One of the tree limbs is also close to encroaching on our glass conservatory.	12, Ryedale Way, CONGLETON, Congleton, Cheshire East, CW12 3SX	
<b>8 *</b> 19/3813C	Non-material amendment to condition 4 of 16/0514C - Outline application for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, access and associated infrastructure	Land at BACK LANE, CONGLETON	For Information - Application Approved
<b>9*</b> 19/4023C	Removal of existing conservatory. New two storey and single storey rear extensions and internal alterations.	31 , Somerset Close, Congleton, CW12 1SG	
<b>10*</b> 19/3978C	New entrance porch and disabled access ramps	Meadowside Medical Centre, MOUNTBATTEN WAY, CONGLETON, CW12 1DY	