



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

18th October 2019

Dear Councillor

Planning Committee Meeting – Thursday 24th October 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 24th October 2019** commencing at **7.00pm**.

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 3rd October 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.

4. Outstanding Actions

Meeting with CEC to discuss section 106 and enforcement control.



Congleton
beartown
where friends are made

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

Tel: **01260 270350**

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



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 weeks 23rd & 30th September and 7th & 14th October 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.

10. Forge Mill Development Section 106 agreement

To discuss the proposed allocation of S106 funds re Forge Mill Development.

11. 5G Planning Reforms

To establish the Planning Committees view on the proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage.

To: All Members of the Council Press 2, Burgesses 3.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 3rd OCTOBER 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
S Akers Smith
D Allen
D Amies
M Amies
D T Brown
R Chadwick
R Douglas
S Firkin
M Gartside
G P Hayes
S A Holland
A Martin
R Moreton
D Murphy
J D Parry
M Rogan
J Smith
K Wesley

1. APOLOGIES

Apologies for absence were submitted from Councillor R Hemsley

2. MINUTES

PLN/14/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 5th September 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, Hayes, Holland, Moreton 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

An initial meeting took place to discuss S106 and enforcement issues – see item 9.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

None received

6. **PLANNING APPLICATIONS**

PLN/15/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 19/4221D	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT	NP – G Hayes	No Objection
2 * 19/4211C	Westlow Heath, MANCHESTER ROAD, CONGLETON		No Objection
3 19/4152C	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD		No Objection
4 19/3886D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
5 19/4104D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
6 19/4105D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
7 19/4196C	11, BERKSHIRE DRIVE, CONGLETON, CHESHIRE, CW12 1SB	NP – R Chadwick	REJECT – as solution has not been found for the drainage issues
8 19/4153T	16 , Valley View, Congleton, CW12 4EN		REFER to the Tree Preservation Officer at Cheshire East Council for a decision
9 * 19/3742C	14, BOUNDARY LANE, CONGLETON, CW12 3HZ		No Objection
10 * 19/3915D	13, BURSLAM STREET, CONGLETON, CW12 3AF		No Objection

11 19/4119T	HOLY TRINITY CHURCH, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LZ		Tree References 1,4,5,6,7 are unacceptable There are no objections to the other trees
12 * 19/4330D	Land off Padgbury Lane, Congleton, Cheshire, CW12 4LR		It was noted that this application has been withdrawn
13 * 19/4322C	16, MACCLESFIELD ROAD CONGLETON, CW12 1NR		No Objection
14 * 19/4223D	Chapel Brook House, 9, MOODY STREET, CONGLETON, CW12 4AN		No Objection
15 * 19/4225D	Chapel Brook House, 9, MOODY STREET, CONGLETON, CW12 4AN		No Objection
16 19/4239T	56, SANDBACH ROAD, CONGLETON, CW12 4LW		REJECT -
17 * 19/4346C	The Bungalow, HERBERT STREET, CONGLETON, CW12 1RE		No Objection
18 * 19/4330D	Land off Padgbury Lane, Congleton, Cheshire, CW12 4LR		It was noted that this application has been withdrawn
19 * 19/4315C	31, LONGDOWN ROAD, CONGLETON, CW12 4QH		No Objection
20 * 19/3828C	9, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AN		No Objection
21 * 19/4469C	Weathercock Lane Farm WEATHERCOCK LANE, CONGLETON		No Objection

22 * 19/4470C	Hineswood Farm, Reades Lane, CONGLETON, CW12 3PJ		No Objection
23 19/4432T	12, Ryedale Way, CONGLETON, Congleton, Cheshire East, CW12 3SX		REFER to Cheshire East Tree Protection Officer to request a site visit for an assessment
24 * 19/4430C	37, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF		No Objection

7. PLANNING APPEALS

The following appeal was noted –

18/5299C – Acres Farm, Weathercock Lane, Congleton – An appeal has been registered against the decision to refuse this application.

8. LICENSING APPLICATIONS

The following application was noted –

Shell Congleton, Clayton By Pass, Congleton – No objections

PLN/16/1920 RESOLVED: To support the comments of the Deputy Chief Officer in her e-mail dated 30th September 2019 in respect of Neo's Kitchen, Alexandria Way, Congleton, CW12 1LB – as follows -

- a) Alexandria Way is usually a really busy road that has parking on both sides of the road as there is not enough parking for all the businesses in the location. There is no layby and a food wagon would cause greater traffic issues in this congested area.
- b) The land the other side of Gladmans building at the far end of Alexandria way is going to be up for development and while the building is taking place this is likely to create even more issues on this road.
- c) The link road will have a spur road coming off to the Town Centre via Barn Road, it is not yet clear what the implications will be for the area – although some traffic modelling may have been carried out, but as this area is going through transformational change it is not the best time to approve a van being located in the road.
- d) There are other food venues in a short distance (Marks and Spencers, Boots, B&M - all of which pay considerable business rates to operate in the area – will they have an opportunity to comment on the granting of a licence for competition?

9. PLANNING ENFORCEMENT ISSUES

A report dated 3rd October 2019 from the Chief Officer was received which stated that an initial meeting was held on 26th September which identified 3 important areas –

1. Influencing the Section 106 contributions at the application stage.
2. Delivery of agreements once made.
3. Enforcement if required.

Further meetings would be arranged.

10. **RESPONSE TO THE CHESHIRE EAST COUNCIL CONSULATION ON THE DRAFT SITE ALLOCATIONS POLICIES DOCUMENT (SAPDP)**

PLN/17/1920 RESOLVED: Response approved with delegated authority to the Chief Officer to provide additional focus on the employment and leisure land allocation and to review comments in relation to fracking.

Councillor P Duffy - Chair

Planning lists for Committee Meeting of 24th October 2019

<p>1 * 19/4488D</p>	<p>Discharge of conditions 7, 10-11, 13-25 on application 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</p>	<p>Land At, BACK LANE, CONGLETON</p>	
<p>2 19/4517C</p>	<p>deed of variation</p>	<p>LAND NORTH OF, Radnor Park Industrial Estate, BACK LANE, CONGLETON</p>	
<p>3 * 19/4487D</p>	<p>Discharge of conditions 2 6-8, 11-13 of existing permission 18/4888C; Reserved matters application for appearance, landscaping, layout & scale following outline approval application 16/0514C for demolition of some existing buildings and the development of up to 140 dwellings</p>	<p>Land At, BACK LANE, CONGLETON</p>	
<p>4 * 19/4660D</p>	<p>Discharge of conditions 4, 7, 9 & 15 of 18/6319C - Refurbishment and extension of existing leisure centre to include demolition of existing swimming pool and auxiliary buildings, new build pool including reception and changing areas, plus refurbishment of existing sports hall and gym areas.</p>	<p>CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT</p>	
<p>5 19/4567C</p>	<p>Prior Approval for a Change of Use from Retail (Class A1) to Assembly and Leisure (Class D2)</p>	<p>19A, HIGH STREET, CONGLETON, CW12 1BN</p>	

6 19/4623T	Felling of sycamore to front boundary	THE QUINTA, 53A, SANDBACH ROAD, CONGLETON, CW12 4LH	
7 * 19/4612C	Lawful Development Certificate for proposed single storey rear extension	28, BOROUGH ROAD, CONGLETON, CW12 3HN	
8 19/4553C	Demolition of existing workshop and construction of new apartment block.	Land adj 39A, ROYLE STREET, CONGLETON, CW12 1HR	
9 * 19/4583C	Proposed single storey rear extension.	12, FOL HOLLOW, ASTBURY, CW12 4HT	
10 * 19/4575C	Single-storey rear extension.	7, STIRLING CLOSE, CONGLETON, CHESHIRE, CW12 4US	
11 19/4668C	Variation of condition 1 on approved application 17/2755C - Reserved Matters application for all matters other than access following outline approval 13/4781C - Outline application with access for erection of up to 14 no. dwellinghouses with ancillary facilities and associated infrastructure).	Land East Of, MEADOW AVENUE, CONGLETON	
12 19/4704C	Reserved matters approval for construction of one pair of semi-detached two-storey dwellings	50, PARSON STREET, CONGLETON, CW12 4ED	
13 * 19/4761C	Proposed two storey side extension and single storey rear extension.	28, CAMPBELL CLOSE, CONGLETON, CW12 2BQ	
14 19/4762T	Works to Sweet Chestnut, Hazel and Oak Trees	1, HILLESDEN RISE, CONGLETON, CW12 3DR	

15 19/3275C	Variation of conditions 1, 5, 10 & 32 to planning application 16/4558C - Proposal for the construction of 201 dwellings off Macclesfield Road Congleton	Land off, Macclesfield Road, Congleton	
16 * 19/4710D	Discharge of conditions on application 18/0200C - New 3 bed detached dwelling.	LAND ADJACENT 11 BRADWELL GROVE, CONGLETON, CW12 3HD	
17 19/4448C	An application for the retrospective development consisting of concrete walls 3m in height, concrete bays within the site and a picking line.	BILL AND BEN SKIP HIRE FORMER COAL YARD, Brunswick Wharf, BROOK STREET, CONGLETON	
18 19/4770C	Two story side and single story rear extensions to provide storage and utility spaces on ground floor with bedroom and en-suite shower room above.	11, GRASMERE AVENUE, CONGLETON, CW12 4LZ	
19 19/4790C	Proposed rear extension, proposed entrance porch and external alterations	27 , Birch Road, Congleton, CW12 4NN	
20 19/4739T	Tree works to beech tree to reduce crown by 1-1.5m	28, PARK LANE, CONGLETON, CW12 3DG	
21 19/4801C	first floor extension over garage and two storey and single storey rear extension	2, NEWQUAY COURT, CONGLETON, CW12 3BQ	End planning list 14.10.19