



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CiLCA**

22nd November 2019

Dear Councillor

Planning Committee Meeting – Thursday 28th November 2019

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 28th November 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 24th 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

None



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where friends are made

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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 21st and 28th October, 4th and 11th November 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 comment on the Forge Mill section 106 agreement (meeting 24.10.19)

11. Criteria for not debating certain planning applications (enclosed)

To receive current criteria being used and amend accordingly.

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

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 24th October 2019

PRESENT

Councillor P Duffy – Chair
Suzanne Akers Smith
Dawn Allen
Duncan Amies
Martin Amies
David Brown
Russell Chadwick
Robert Douglas
Suzy Firkin
Margaret Gartside
George Hayes
Sally Ann Holland
Amanda Martin
Rob Moreton
Denis Murphy
Jean Parry
Mark Rogan
James Smith
Kay Wesley

1. APOLOGIES

Apologies for absence were submitted from Councillor Robert Hemsley.

2. MINUTES

PLN/18/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd October 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

G Hayes Non Pecuniary on items relating to CEC and Non Pecuniary on items 4, 13,14 and 24

S A Holland Non Pecuniary on items relating to CEC and Non Pecuniary on item 24

S A Smith Non Pecuniary on items relating to CEC

D Murphy Non Pecuniary on items relating to CEC and Non Pecuniary on item 24

R Moreton Non Pecuniary on items relating to CEC and Non Pecuniary on item 24

P Duffy Non Pecuniary on item 15

4. OUTSTANDING ITEMS

Section 106 agreement, update paper distributed

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

None received

6. PLANNING APPLICATIONS

Removal of Stars

PLN/19/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

<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>Reject condition 18 due to the following – Objections to the proposal due to the inadequacy of the Travel Plan. We recognise that the Travel Plan was well-written and comprehensive, but in some areas it falls short of the standard we require in terms of walking/cycling provision and public transport. We would like to see the following:-</p> <ol style="list-style-type: none"> 1. The travel Plan Co-ordinator should provide printed bus timetables and maps to residents, not just a web link, and actively encourage bus use. 2. Developer should work with bus companies to get at least one bus per hour re-routed via Back Lane, much closer to the development. 3. Developer should work with bus companies (and perhaps other developers in the area) to provide a NEW direct bus service to Congleton Station to sync with trains to Manchester and Stoke-on-Trent 4. Developer should commit to providing an improved, segregated cycleway and footpath along Back Lane to Congleton Town Centre 6 We would like the TPC to report against targets to Congleton Town Council as well as Cheshire East Council, please. <p>Reject Condition 20 There should be a “like for like” replacement of trees and hedges which needs to be shown within a planting schedule.</p>
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2 19/4517C	deed of variation	LAND NORTH OF, Radnor Park Industrial Estate, BACK LANE, CONGLETON	Refer to Cheshire East Council
3 19/4487D	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	Land At, BACK LANE, CONGLETON	As 19/4488D – item 1
4 * 19/4660D	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.	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT	No Objection
5 19/4567C	Prior Approval for a Change of Use from Retail (Class A1) to Assembly and Leisure (Class D2)	19A, HIGH STREET, CONGLETON, CW12 1BN	No Objection
6 19/4623T	Felling of sycamore to front boundary	THE QUINTA, 53A, SANDBACH ROAD, CONGLETON, CW12 4LH	Objection to removal of tree as deemed that it could be preserved
7 * 19/4612C	Lawful Development Certificate for proposed single storey rear extension	28, BOROUGH ROAD, CONGLETON, CW12 3HN	No objection
8 19/4553C	Demolition of existing workshop and construction of new apartment block.	Land adj 39A, ROYLE STREET, CONGLETON, CW12 1HR	Objection due to over development of the site, loss of privacy to adjacent properties, inadequacy of parking and negative impact on the area

9 * 19/4583C	Proposed single storey rear extension.	12, FOL HOLLOW, ASTBURY, CW12 4HT	No objection
10 * 19/4575C	Single-storey rear extension.	7, STIRLING CLOSE, CONGLETON, CHESHIRE,	No objection
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. dwelling houses with ancillary facilities and associated infrastructure).	Land East Of, MEADOW AVENUE, CONGLETON	Approve on the condition that there is archaeological supervision on site with metal detection
12 19/4704C	Reserved matters approval for construction of one pair of semi-detached two-storey dwellings	50, PARSON STREET, CONGLETON, CW12 4ED	Approved
13 * 19/4761C	Proposed two storey side extension and single storey rear extension.	28, CAMPBELL CLOSE, CONGLETON, CW12 2BQ	Approve subject to any proposed windows on the first floor side of the extension are frosted
14 19/4762T	Works to Sweet Chestnut, Hazel and Oak Trees	1, HILLES DEN RISE, CONGLETON, CW12 3DR	No objection subject to an assessment being undertaken with regards to the dead wood cut back
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	Objection to the variation in conditions as they do not address the original issue relating to the height and the positioning of the properties built. Proposed that they are demolished and re built in line with the original planning consent.
16 * 19/4710D	Discharge of conditions on application 18/0200C - New 3 bed detached dwelling.	LAND ADJACENT 11 BRADWELL GROVE, CONGLETON, CW12 3HD	No objection

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	Objection, however council could be minded to support a further application on the basis of <ol style="list-style-type: none"> 1. All concrete walls were no higher than 3 metres and less intrusive and stark 2. Above walls to be screened with ivy or similar or painted dark green 3. No changes to current operating hours 4. No increase in the amount of waste accepted 5. The whole site floor to be concreted 6. The whole floor to be regularly mechanically swept 7. An effective wheel wash system installed and used for every vehicle movement off site
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	No objection
19* 19/4790C	Proposed rear extension, proposed entrance porch and external alterations	27 , Birch Road, Congleton, CW12 4NN	No objection
20 19/4739T	Tree works to beech tree to reduce crown by 1-1.5m	28, PARK LANE, CONGLETON, CW12 3DG	Defer to CEC Tree Officer
21 19/4801C	First floor extension over garage and two storey and single storey rear extension	2, NEWQUAY COURT, CONGLETON, CW12 3BQ	No objection
22 19/4163C	Proposed erection of a temporary sales suite and associated parking	Land off Manchester Road and Biggs Way, Congleton	No Objection
23* 19/4851D (Gawsworth)	Discharge of conditions 9 & 11 on approved application 19/0966C - Variation of condition 2 (approved plans) on 14/4451C - Erection of up to 137 dwellings with associated infrastructure (Phase 1)	Westlow Heath, Manchester Road, Congleton	No Objection
24 19/4379C	Variation of conditions 1 and 9 to planning application 17/6012C - Demolition of existing buildings and construction of a new dwelling	Overlands, CHERRY LANE, CONGLETON, CW12 3QU	Approve the variations to the conditions on the basis that the size of the proposed footprint is no greater than the footprint in the original application

7. **PLANNING APPEALS**

PLN/20/1920 RESOLVED: To defer agenda items 7, 8, 9 and 10 to next Planning meeting

8. **LICENSING APPLICATIONS**

9. **PLANNING ENFORCEMENT ISSUES**

10. **FORGE MILL DEVELOPMENT SECTION 106 AGREEMENT**

11. **5G PLANNING REFORMS**

PLN/22/1920 RESOLVED to Propose through the consultation that the introduction of 5G masts should be determined through by the Local Planning Authority

Councillor Paul Duffy - Chair

Planning lists for Committee Meeting of 28th November 2019 Lists 21.10/28.10/ 4.11/11.11

Ref	High Level Detail	Address	Additional information
1* 19/3827C	Advertisement Consent for 1 fascia sign and 2 hanging signs	9, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AN	
2 19/4645C	Residential development of the site to provide 19 affordable residential units, with the demolition of existing industrial premises, site remediation and associated car parking, landscaping, services and infrastructure. This will be a substitute of a previously consented scheme for 10 open market residential units. (Planning ref: 16/3826C)	Davenshaw Mill, BUXTON ROAD, CONGLETON, CW12 2DN	
3* 19/4814C	Replace damaged rear fence from inside boundary to the boundary line itself with similar materials. To replace damaged wall at the top of the alleyway by Birch Road and also extend it to the end of our boundary to meet the new fence. To raise half the wall from 5' 5" to 6' 3" and make it level all across	4, HEATHFIELD CLOSE, CONGLETON, CHESHIRE, CW12 4ND	
4 19/4916T	Tree works to fell scotch pine tree	6, LEEK ROAD, CONGLETON, CW12 3HS	
5* 19/4936C	Proposed demolition of existing conservatory and erection of a single-storey rear extension.	11 , Ryedale Way, Congleton, CW12 3SX	
6 19/4967C	Proposed demolition of vacant general industrial & storage buildings and the construction of a replacement general industrial building and warehouse and change of use of security lodge/accommodation to offices	Land at HANCOCK ROAD, CONGLETON	
7* 19/4969C	Certificate of lawful proposed development of replacement of conservatory with single storey rear extension and covered area and infill of two existing rear dormer windows at first floor level to provide additional accommodation	66, WAGGS ROAD, CONGLETON, CHESHIRE, CW12 4BT	
8* 19/4980C	Prior notification of single storey rear extension	12, HAVANNAH LANE, BUGLAWTON, CONGLETON, CW12 2EA	

9* 19/5022C	Two storey wrap extension and single storey rear extension to semi-detached residential property. Integrating a garage. Demolition of existing detached garage and conservatory	70, BOUNDARY LANE, CONGLETON, CW12 3JA	
10* 19/5054C	Orangery to rear and side elevations	52, TIDNOCK AVENUE, CONGLETON, CW12 2HW	
11 19/5067C	Extension to existing dwelling and construction of new dwelling within the grounds.	15, HEATH ROAD, CONGLETON, CHESHIRE, CW12 4LF	
12* 19/5098C	Proposed two-storey rear extension	8, LABURNUM CLOSE, CONGLETON, CW12 4TX	
13* 19/5116C	Proposed first floor rear extension.	Beech Cottage, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PG	
14 19/5125C	Extension of existing garage at ground floor level to form utility room and hallway and extension over existing garage to form master bedroom and bathroom (Resubmission of application 18/6283C)	135, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FL	
15* 19/5131C	Proposed single storey side extension	68, OBELISK WAY, CONGLETON, CW12 4FY	
16 19/5135T	Works to trees - Trees for removal include: 1. A self-set Willow (Osier, Salix Viminalis) 2. Copper Beech (Fagus Sylvatica f. Purpurea) 3. A self-set Japanese Flowering Cherry (Prunus Serrulata) 4. A self-set Beech 5. A self-set Beech 6. A self-set Common Ash (Fraxinus Excelsior) See additional information for a location plan siting the trees and the photographic record.	2, CROSS STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1HQ	
17* 19/5214C	Proposed single storey rear extension	15, BEECH CLOSE, CONGLETON, CHESHIRE, CW12 4YL	

<p>18* 19/5226D</p>	<p>Discharge of condition 18 (c & d) on planning application 17/0253C - Residential development (Use Class C3) comprising 29 affordable dwellings incorporating 12 no. 3 bed houses, and 13 no. two bed houses and 4 no. one bed maisonettes with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Back Lane</p>	<p>Radnor Park Industrial Estate, BACK LANE, CONGLETON</p>	<p>170253C. Development shall not commence until: (c) The remedial scheme in the approved Remediation Strategy shall be carried out. (d) A Verification Report prepared in accordance with the approved Remediation Strategy, shall be submitted to, and approved in writing by, the LPA, prior to the occupation of the development.</p>
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CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning		
MEETING DATE AND TIME	28 th November 7.00pm	LOCATION	Congleton Town Hall
REPORT FROM	Chief officer		
AGENDA ITEM REPORT TITLE	11 Criteria for identifying planning applications that do not need debating		
Background	At the previous planning application there was an element of confusion as to why some items are marked with a star meaning that there would be no debate and the application will be recorded as no objection. During the meeting it was suggested that the criteria being used should be written and amended in the future if required		
Criteria being used	Criteria used <ol style="list-style-type: none">1. Extensions/ fencing – star unless objections have been received2. Housing developments 1+ no star3. Tree works and removal – historically these had a star as there is a Tree Officer at Cheshire East Council who reviews applications. We are now removing them as councillors are keen on protecting and replacing any trees4. Larger developments–Removal of conditions, we used to star and have now been asked to remove on the basis that councillors are picking up that some of the conditions are not adequate based on what we are wanting to achieve as a council ie travel plans, replacement of hedgerows and trees Guidance has been sought from Cheshire East Council planning department on this matter to enable us to be consistent in our approach		