

CONGLETON TOWN COUNCIL

DRAFT MINUTES OF THE PLANNING COMMITTEE HELD ON 29TH NOVEMBER 2019

COUNCILLORS PRESENT

Councillor	A Martin (Vice Chair)
	S Akers Smith
	D Amies
	M Amies
	R Chadwick
	R Douglas
	S Firkin
	G Hayes
	R Hemsley
	D Murphy (Deputy Mayor)
	J Parry
	M Rogan
	J Smith
	K Wesley

1. Apologies for absence

Apologies for absence were received from Councillors D Allen. P Duffy (Chair) D Brown,

M Gartside, S A Holland (Town Mayor)

2. Minutes of Last Meeting

PLN/21/1920 RESOLVED that the minutes of the meeting held on the 24th October 2019 be approved and signed by the chair as a correct record

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.

S Akers Smith non-pecuniary on matters relating to CEC

R Douglas non- pecuniary planning application 13

R Moreton non-pecuniary on matters relating to CEC

D Murphy non-pecuniary on matters relating to CEC

G Hayes non-pecuniary on matters relating to CEC and applications 14,17

J Smith pecuniary item 9

R Hemsley non-pecuniary item 9

4. Outstanding Actions

None

5. Questions from Members of the Public

None received

6. Planning Applications

Removal of stars

PLN/22/1920 RESOLVED to remove stars on applications 3,9,12,22

PLN/23/1920 RESOLVED that the following comments be made to Cheshire East Council

Planning decisions 28th November 2019

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	No Objection
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	No objection Review position of the bus stop or additional safe crossing point and adequate footpath provision Concerns with regards to the capacity of the bike store
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	No objection subject to a review of the proposed tree loss (Sycamore) and ensure that there is no further unauthorised loss of trees
4 19/4916T	Tree works to fell scotch pine	6, LEEK ROAD,	No objection but request that it is

	tree	CONGLETON, CW12 3HS	replaced with deciduous tree
5* 19/4936C	Proposed demolition of existing conservatory and erection of a single-storey rear extension.	11 , Ryedale Way, Congleton, CW12 3SX	No objection
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	No objection
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	No Objection
8* 19/4980C	Prior notification of single storey rear extension	12, HAVANNAH LANE, BUGLAWTON, CONGLETON, CW12 2EA	No objection
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	No objection but ensure there is no loss of outlook to neighbouring properties (45 degree rule)
10* 19/5054C	Orangery to rear and side elevations	52, TIDNOCK AVENUE, CONGLETON, CW12 2HW	No Objection
11 19/5067C	Extension to existing dwelling and construction of new dwelling within the grounds.	15, HEATH ROAD, CONGLETON, CHESHIRE, CW12 4LF	Refer to CEC
12 19/5098C	Proposed two-storey rear extension	8, LABURNUM CLOSE, CONGLETON, CW12 4TX	No objection but ensure there is no loss of outlook to neighbouring properties (45 degree rule)
13* 19/5116C	Proposed first floor rear extension.	Beech Cottage, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PG	No objection

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	Objection on the grounds of <ul style="list-style-type: none"> • <u>Previous planning decisions</u> • Layout and density • Loss of daylight/sunlight • Overshadowing/loss outlook • Overlooking/loss of privacy
15* 19/5131C	Proposed single storey side extension	68, OBELISK WAY, CONGLETON, CW12 4FY	No objection
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	Object on the grounds on the need to retain trees and that applicant seeks guidance from the CEC Tree Officer
17* 19/5214C	Proposed single storey rear extension	15, BEECH CLOSE, CONGLETON, CHESHIRE, CW12 4YL	No Objection
18* 19/5226D	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	Radnor Park Industrial Estate, BACK LANE, CONGLETON	No Comment .
19* 19/5347C	Certificate of lawful proposed development of single storey rear extension and formation of side elevation window openings	91, HARVEY ROAD, CONGLETON, CHESHIRE, CW12 2DH	No objection
20* 19/5359C	Roof alteration to existing extension and fenestration amendments to rear	183, ST JOHNS ROAD, CONGLETON, CW12 2EJ	No objection
21* 19/5382C	Two-storey rear extension and internal remodel of existing detached property.	Arendal, 8 , Congleton Edge Road,	No objection

		Congleton, CW12 3JJ	
22 19/5393C	Prior notification of proposed agricultural building	Land East of, WOOD LANE, CONGLETON, CW12 3PX	Refer to CEC – for application of green belt rules Concerns about the conversions of the original Wood Farm agricultural buildings to residential use as this site is one of Wood Farms original fields

7. Planning Appeals

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

None received

8. Licensing Applications

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

None received

9. Planning Enforcement Issues

To discuss any planning enforcement issues.

None presented

10. Forge Mill Development Section 106 agreement

To comment on the Forge Mill section 106 agreement

To be reviewed outside of Committee through the S106 Working Group

11. Criteria for not debating certain planning applications

Criteria presented to Committee, requested that no addition of stars at meeting to be included

Chair