



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

18<sup>th</sup> December 2019

Dear Councillor

## **Planning Committee Meeting – Thursday 9<sup>th</sup> January 2020**

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 9<sup>th</sup> January 2020** commencing at **7.00 pm**.

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 29<sup>th</sup> November 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

5. Questions from Members of the Public

To receive any questions from Members of the Public relevant to the meeting agenda.

Congleton  
**beartown**  
*where friends are made*

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6. Planning Applications

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

- i) List for weeks 2<sup>nd</sup> , 9<sup>th</sup> and 16<sup>th</sup> December 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 2, Burgesses 3.

## CONGLETON TOWN COUNCIL

### DRAFT MINUTES OF THE PLANNING COMMITTEE HELD ON 29<sup>TH</sup> 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 24<sup>th</sup> 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

**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 28<sup>th</sup> November 2019**

<b>Ref</b>	<b>High Level Detail</b>	<b>Address</b>	<b>Additional Information</b>
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"> <li>• <u>Previous planning decisions</u></li> <li>• Layout and density</li> <li>• Loss of daylight/sunlight</li> <li>• Overshadowing/loss outlook</li> <li>• Overlooking/loss of privacy</li> </ul>
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

<b>18*</b> <b>19/5226D</b>	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 .
<b>19*</b> <b>19/5347C</b>	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
<b>20*</b> <b>19/5359C</b>	Roof alteration to existing extension and fenestration amendments to rear	183, ST JOHNS ROAD, CONGLETON, CW12 2EJ	No objection
<b>21*</b> <b>19 /5382C</b>	Two-storey rear extension and internal remodel of existing detached property.	Arendal, 8 , Congleton Edge Road,	No objection
		Congleton, CW12 3JJ	
<b>22</b> <b>19 /5393C</b>	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**



**Planning lists for Committee Meeting of 9<sup>th</sup> January 2020**

<b>1 *</b> 19/5504D	Discharge of conditions 12, 14 & 17 on application 17/3258C.	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW124LR	
<b>2 *</b> 19/5506C	Variation of Condition 3 on application 15/5480C for Variation of Condition 3 on application 14/5822C for conversion of barns to residential use	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX	
<b>3 *</b> 19/5510C	4 x DIGITAL FREESTANDING SIGNS 1 NO. 15 DIGITAL BOOTH SCREEN	MCDONALDS RESTAURANTS LTD, CLAYTON BYPASS, CONGLETON, CHESHIRE, CW12 1LR	
<b>4 *</b> 19/5526D	Discharge of conditions 5, 8, 17, 20, 21, 23 & 37 to planning approval 18/3851C - Variation of conditions 19, 29 and 34 on existing permission 17/4031C; Proposed 80 bed care home and associated parking	VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD	
<b>5 *</b> 19/5202C	Listed Building Consent for an electric vehicle charging point	The Old Vicarage, 6, BROOK STREET, CONGLETON, CW12 1RJ	
<b>6 *</b> 19/5686C	Single-storey rear extension	MOSSLANDS, 2, BIDA LANE, CONGLETON, CW12 3LJ	

<b>7</b> 19/5552C	Change of use from A2 Bank to A3 Restaurant and café	56, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1BB	
<b>8 *</b> 19/5571D	Discharge of condition 13 on approval 18/4888C	Land At, BACK LANE, CONGLETON	
<b>9 *</b> 19/5568D	Discharge of conditions 9 on approval 16/0514C.	Land At, BACK LANE, CONGLETON	
<b>10 *</b> 19/5727C	Widening of existing block-paved driveway	10, QUARRY CLOSE, CONGLETON, CW12 3GS	
<b>11 *</b> 19/5712C	Side/Rear Orangery Extension and First Floor Side Extension with Associated Alterations	29, CHAPEL STREET, CONGLETON, CW12 4AB	
<b>12 *</b> 19/5713C	Listed building consent for Side/Rear Orangery Extension and First Floor Side Extension with Associated Alterations	29, CHAPEL STREET, CONGLETON, CW12 4AB	
<b>13 *</b> 19/5841D	Discharge of condition 2 on application 18/4888C.	Land North Of Back Lane, BACK LANE, CONGLETON	
<b>14 *</b> 19/5811C	Two storey side extension	10, THE PARKLANDS, CONGLETON, CW12 3DS	
<b>15</b> 19/5685C	Division of former Vicarage from two dwellings (currently no. 14 and 16) into three dwellings (creating a third dwelling).	THE RECTORY, 14, CHAPEL STREET, CONGLETON, CW12 4AB	