



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

27th February 2020

Dear Councillor

Planning Committee Meeting – Thursday 5th March 2020

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 5th March 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 6th February 2020 (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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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 10th and 17th February 2020.
(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. Section 106 Updates

To receive any updates relating to Section 106 agreements.

10. Planning Enforcement

To receive any updates on Planning enforcement.

- Morris Homes Astbury Place Bridge

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 6th FEBRUARY 2020**

PRESENT

Councillor P Duffy – Chair
D Amies
M Amies
D T Brown
R Chadwick
R Douglas
M Gartside
S Firkin
G Hayes
R Hemsley
A Martin
R Moreton
D Murphy
J D Parry
M Rogan
J Smith
K Wesley

1. **APOLOGIES**

Apologies for absence were submitted from Councillors S Akers Smith, S A Holland

2. **MINUTES**

PLN/26/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 29th November 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 Brown, Hayes, 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**

None to report.

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

None received

6. **PLANNING APPLICATIONS**

PLN/27/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/0091C	48, LEEK ROAD, CONGLETON, CW12 3HU		Noted that prior approval not required
2 20/0047C	The Shippon, 15, SILVER STREET, CONGLETON, CW12 3GT		No Objection
3 19/5766C	Land At, Back Lane, Congleton, CW12 4RB		Withdrawn – no comments
4 * 20/0082C	White Lodge, 19 Cedar Court, Congleton, CW12 3JP	NP – G Hayes	OBJECT on the basis of losing trees and hedgerows
5 * 20/0156D	Land North Of Back Lane, CONGLETON		No Objection
6 * 19/5929C	11, SWEET BRIAR COURT, ASTBURY, CW12 4GY		No Objection
7 19/5125C	135 Ennerdale Drive, Congleton, CW12 4FL		Decision made by Cheshire East
8 20/0198T	Land Opposite Bath Vale Works, BATH VALE, CONGLETON		No Objection

9 * 20/0190C	ST JOHNS COMMUNITY CHURCH HALL, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES	NP – A Martin G Hayes	No Objection
10 * 20/0189C	MOUNTBATTEN HOUSE, STONEHOUSE GREEN, CONGLETON, CHESHIRE, CW12 1DF		No Objection
11 * 20/0191C	MOUNTBATTEN HOUSE, STONEHOUSE GREEN, CONGLETON, CW12 1DF		No Objection
12 * 20/0282C	NORTH RODE TIMBER, BARK STREET, CONGLETON, CW12 1EP		No Objection – subject to noting that we would like to emphasise the Archaeological report
13 * 20/0247C	91, LOWER HEATH, CONGLETON, CHESHIRE, CW12 1NJ		No Objection
14 * 20/0308C	8, Stirling Close, Congleton, CW12 4US		No Objection
15 * 20/0355D	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		For information only
16 * 20/0311C	6, TIDNOCK AVENUE, CONGLETON, CW12 2HW		No Objection
17 * 20/0283C	19, TUDOR WAY, CONGLETON, CW12 4AS		No Objection
18 * 20/0302C	TESCO, BARN ROAD, CONGLETON, CW12 1LR		No Objection
19 * 20/0329C	69, Newcastle Road, Congleton, CW12 4HL		No Objection
20 20/0431T	16, CRESCENT ROAD, CONGLETON, CW12 4BG		No Objection

21 * 20/0408C	138, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LY		No Objection
22 * 20/0404C	Land West Of, PADGBURY LANE, CONGLETON		No Objection
23 * 20/0383C	159 Longdown Road Congleton CW12 4QT		No Objection
24 19/5793C	NOBANNO RESTAURANT, ASTBURY LAKE, NEWCASTLE ROAD, ASTBURY, CW12 4HL		OBJECT for the following reasons – Nature conservation Impact on the landscape of local beauty spot Loss of trees Highways accessibility and safety issues
25 20/0049C	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX	NP – R Moreton A Martin	No Objection
26 * 20/0373C	ONS GELUCK, 15A, FOL HOLLOW, ASTBURY, CW12 4HT		No Objection
27 * 20/0378C	4, BELGRAVE AVENUE, CONGLETON, CW12 1HS		No Objection
28 20/0358C	Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT	NP – G Hayes R Moreton	No Objection
29 * 20/0020D	Siemens House, Varey Road, Congleton, CW12 1PH		No Objection

7. **PLANNING APPEALS**

None to Report

8. **LICENSING APPLICATIONS**

None to Report

9. **SECTION 106 UPDATES**

At the recent meeting with Cheshire East Council Planning that projects relating to open space and community use could be discussed with CEC open space / community officers so if a relevant application comes in they have knowledge of local expectations. Ideally projects need to be included within the Neighbourhood Plan this would carry greater weight. General infrastructure such as education, health and highways is the responsibility of CEC to plan these requirements, influencing highway works could be achieved if policies are included within the Neighbourhood Plan

Action: Chairman of the Planning Committee, Cllr P Duffy, to meet with the consultant who is supporting the delivery of the Neighbourhood Plan

The monitoring of existing and future Section 106 contributions can be done via information available from the CEC Section 106 Officer – research on trigger points and delivery agreements needs to be undertaken then monitored and reported back to the committee. At this point we can raise our concerns back to CEC Planning Enforcement

Action: An initial meeting with the Section 106 Officer needs to be arranged

10. **PLANNING ENFORCEMENT ISSUES**

At the recent meeting with Cheshire East Council Planning they advised they have 9 enforcement officers. The most visible issue is with Morris Homes development at Astbury Place and the delivery of the bridge. Cheshire East Council have been advised that through the threat of legal action Morris Homes are now looking to discuss the delivery of the bridge.

Councillor P Duffy - Chair

Planning lists for Committee Meeting of 5th March 2020

<p>1 * 20/0425D</p>	<p>Discharge of condition 16 on 17/3258C - Reserved matters application for appearance, landscaping, layout and scale following outline permission 13/4216C, and subsequent variation of condition application 16/2189C</p>	<p>Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR</p>	<p>For information only</p>
<p>2 20/0555C</p>	<p>ERECTION OF TWO STOREY SIDE EXTENSION. DEMOLITION OF EXISTING SIDE GARAGE.</p>	<p>6, MALVERN CLOSE, CONGLETON, CW12 4PD</p>	
<p>3 20/0560C</p>	<p>Proposed Single Storey Rear Extension Proposed extension 3m from rear of exiting wall - FALLS UNDER PERMITTED DEVELOPMENT FOR A DETACHED DWELLING</p>	<p>53, BIDDULPH ROAD, CONGLETON, CW12 3LQ</p>	
<p>4 * 20/0545C</p>	<p>Rear facing single storey extension, alterations to existing garage and formation of pitched roof</p>	<p>19, KIRKSTONE COURT, CONGLETON, CHESHIRE, CW12 4JW</p>	
<p>5 * 20/0312C</p>	<p>Demolition of existing conservatory. Erection of single-storey rear-facing extension</p>	<p>177, ST JOHNS ROAD, CONGLETON, CW12 2EJ</p>	
<p>6 * 20/0651D</p>	<p>Discharge of Condition 19 on approval 17/3258C for Reserved Matters application following outline approval 13/4216C and subsequent Variation of Condition application 16/2189C</p>	<p>Land West of PADGBURY LANE, CONGLETON</p>	<p>For information only</p>

7 * 20/0650C	Non-Material Amendment to application 17/3258C	Land West of PADGBURY LANE, CONGLETON	
8 * 20/0553C	Two-storey side extension, single-storey side and rear extension, porch and detached garage/workshop/garden store to provide multi-generational home (including 'granny-annexe').	97, WAGGS ROAD, CONGLETON, CW12 4BT	
9 * 20/0587C	Non material amendment on application 16/0514C	Land At, BACK LANE, CONGLETON	