



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

4th August 2020

Dear Councillor

Planning Committee Meeting – Thursday 13th August 2020

You are summoned to attend a meeting of the Planning Committee on **Thursday 13th August 2020** commencing at **7.00 pm**. This will be a virtual meeting which needs to be accessed via Zoom.

The Zoom meeting ID is -
Meeting ID: 822 8536 0914
Passcode: 852359

There may be confidential items towards the end of the meeting which the law requires the Council to make a resolution to exclude the public and press.

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 9th July 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.

Congleton
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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.

6. Planning Applications

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

- i) List for weeks 29th June and 6th 13, and 20th July 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. Government Announcement on Planning Development

To review the Government announcement on Planning Development.

9. Licensing Applications

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

10. Section 106 Updates

To receive any updates relating to Section 106 agreements.

11. Planning Enforcement

To receive any updates on Planning enforcement

12. Neighbourhood Plan

To receive any updates.

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 9th JULY 2020 – Via Zoom**

PRESENT

Councillor P Duffy - Chair
R Douglas
S Firkin
A Martin
R Hemsley
J Parry
J Smith
K Wesley

Councillors Brown, Murphy and Moreton who are not members of this Committee.

1. **APOLOGIES**

Apologies for absence were submitted from Councillors M Rogan

2. **MINUTES**

PLN/3/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 11^h June 2020 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, Murphy and Moreton declared “non pecuniary” interests as they are members of Cheshire East Council but are not members of this Committee.

4. **OUTSTANDING ITEMS**

The Chief Officer reported that an update on the Neighbourhood plan would take place at a future meeting.

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

None received

6. **PLANNING APPLICATIONS**

PLN/4/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/2262D	9, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AN		No Objection
2 * 20/2260C	Snelson Brookhouse Farm, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection
3 * 20/2210C	20, ANTROBUS STREET, CONGLETON, CW12 1HB		No Objection
4 20/1913T	65, MALHAMDALE ROAD, CONGLETON, CW12 2DF		NO COMMENT – no documents on website – Refer to Cheshire East Tree Preservation Officer
5 * 20/2434C	CONGLETON HIGH SCHOOL, BOX LANE, CONGLETON, CW12 4NS		No Objection
6 * 20/2385C	129, ENNERDALE DRIVE, CONGLETON, CW12 4FL		No Objection
7 * 20/2394C	Land Off, GOLDFINCH CLOSE AND KESTREL CLOSE, CONGLETON		REJECT due to the following – <ul style="list-style-type: none"> – not a non material amendment – the single unit would encroach on the woodland buffer – loss of important trees – nature conservation
8 20/2367T	38, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU		NO OBJECTION – Refer to Cheshire East Tree Preservation Officer to make recommendations

9 20/2341T	10, VALLEY VIEW, CONGLETON, CW12 4EN		NO OBJECTION – Refer to Cheshire East Tree Preservation Officer to make recommendations
10 20/2470C	Hawthorn Cottage, Harvey Road, Congleton, Cheshire, CW12 2PS		REJECT – due to the following <ul style="list-style-type: none"> – Highway and safety issues – Tree loss – Traffic generation – Nature conservation – Intrusion into the open countryside and green belt – Not in the Local Plan for development
11 * 20/2629C	CONGLETON LINK ROAD, CONGLETON		No Objection
12 20/2565T	12, VALLEY VIEW, CONGLETON, CW12 4EN		NO OBJECTION – Refer to Cheshire East Tree Preservation Officer to make recommendations
13 20/2665T	16, RYEDALE WAY, CONGLETON, CW12 3SX		NO OBJECTION – Refer to Cheshire East Tree Preservation Officer to make recommendations
14 * 20/2698C	MOSS FARM, MOSS LANE, EATON, CHESHIRE EAST, CW12 2NA	For Information Only - Eaton Parish	NO OBJECTION – subject to the developer planting replacement trees
15 * 20/2687C	17, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU		No Objection
16 20/2637T	4, HEATHFIELD CLOSE, CONGLETON, CW12 4ND		NO OBJECTION – Refer to Cheshire East Tree Preservation Officer to make recommendations
17 * 20/2653C	58, OBELISK WAY, CONGLETON, CW12 4FY		No Objection

18 * 20/2683C	3, KENDAL COURT, CONGLETON, CHESHIRE, CW12 4JN		No Objection
19 * 20/2754C	6, CORNWALL CLOSE, CONGLETON, CW12 3JZ		No Objection
20 * 20/2757C	18, LONGDOWN ROAD, CONGLETON, CW12 4QJ		No Objection
21 * 20/2624C	41, DAISYBANK DRIVE, CONGLETON, CW12 1LX		No Objection
22 * 20/2705C	55, BROOKLANDS ROAD, CONGLETON, CW12 4LU		No Objection
23 20/2716T	25, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG		NO OBJECTION – Refer to Cheshire East Tree Preservation Officer to make recommendations

7. **PLANNING APPEALS**

None to Report

8. **LICENSING APPLICATIONS**

The following application was noted –

- Rumba, 6 – 8 Swan Bank, Congleton, CW12 1AH – No Objection

9. **SECTION 106 UPDATES**

None to Report

10. **PLANNING ENFORCEMENT ISSUES**

None to Report

List for Planning Meeting – 13.8.20

<p>1 * 20/2754C</p>	<p>Single-storey rear extension</p>	<p>6, CORNWALL CLOSE, CONGLETON, CW12 3JZ</p>	
<p>2 20/2784T</p>	<p>Birch Tree (T1) has grown so large that the branches brush against the building in the wind and could cause damage to the property. Sycamore tree (T2) overhangs car parking spaces giving rise to massive amounts of pigeon droppings onto cars.</p>	<p>Small woodland bank between Forge Lane a, 11 , Forge Lane, Congleton, CW12 4HF</p>	
<p>3 * 20/2805C</p>	<p>Non-material amendment to application 18/2049C</p>	<p>Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY</p>	
<p>4 * 20/2935C</p>	<p>Single storey kitchen extension to the rear of property.</p>	<p>5, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER</p>	
<p>5 20/2938C</p>	<p>Change of Use from mixed A3/A5 use (cafe & hot food takeaway) to A4 use (bar)</p>	<p>18, LAWTON STREET, CONGLETON, CW12 1RP</p>	
<p>6 20/1375T</p>	<p>Works to Oak tree (T3).</p>	<p>41, KESTREL CLOSE, CONGLETON, CW12 3FA</p>	
<p>7 20/2907T</p>	<p>T1] Poplar: Located at front of property on border adjacent to garage. Proposal: Sectional dismantle to ground level leaving stump at approx 0.5m, treat resulting stump with Eco-plugs to help prevent regrowth. [G2] 5no. Ash (Between 50mm&300mm DBH): Located over rear border between rear left corner of</p>	<p>9, FENTON CLOSE, CONGLETON, CW12 3TH</p>	

	<p>building and the access gate to wooded area. Proposal: Sectional dismantle to ground level leaving stumps as close to grade as possible. [T3] Oak (60cm DBH): Located over rear border (overhanging garden). Proposal: Reduce crown overhanging roofline/garden by approx 3m. [T4] Oak (20cm DBH): Located over rear border (overhanging garden) between Oak (60cm DBH) and Oak (multistem). Proposal: Sectional dismantle to ground level leaving stump as close to grade as possible. [T5] Oak (multistem): Located over rear border (overhanging garden). Proposal: Reduce crown overhanging garden by approx 2m.</p>		
<p>8 * 20/2807C</p>	<p>We are looking to move our driveway 6 meters from where it is currently, the driveway sits in the back garden, moving it down approximately 6meters means that the drive will sit in the front garden, we then intend to fence off the current driveway leaving the back garden fully enclosed and safe for the children to play.</p>	<p>Stradville, GIANTSWOOD LANE, CONGLETON, CW12 2HG</p>	
<p>9 * 20/2866C</p>	<p>Non-material amendment to application 16/2189C</p>	<p>Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR</p>	<p>For Information Decision made – Permission granted</p>
<p>10 * 20/2986C</p>	<p>Underground Bio Disc domestic sewage treatment plant.</p>	<p>Hill Farm, CONGLETON EDGE ROAD, CONGLETON, CW12 3NB</p>	
<p>11 * 20/3067C</p>	<p>Non-material amendment</p>	<p>LAND WEST OF GOLDFINCH CLOSE, CONGLETON</p>	
<p>12 * 20/2985D</p>	<p>Discharge of conditions 3, 13, 15, 17, 19, 20 & 21 on approval 18/2049C.</p>	<p>Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY</p>	<p>For Information</p>

13 * 20/3030C	Non-Material Amendment	Land At, Back Lane, Congleton, CW12 4RB	
14 * 20/3118C	Proposed single storey rear extension and internal alterations.	7, RYEDALE WAY, CONGLETON, CW12 3SX	
15 * 20/3114C	Proposed single storey rear extension and single storey front extension	31, LABURNUM CLOSE, CONGLETON, CW12 4TX	
16 * 20/3113C	Proposed single storey lean-to extension to front elevation.	30, LABURNUM CLOSE, CONGLETON, CW12 4TX	
17 * 20/3130C	Attached single garage on the side of the existing dwelling	9, STIRLING CLOSE, CONGLETON, CW12 4US	
18 20/2819T	Copper Beech [T1]: Located at the rear right hand border of property Proposal: Crown raise property side to 5m from ground level. Reduce the 3 or 4 sub laterals growing over neighbours roofline by approx. 3m. Reason: To allow greater light through to garden and to reduce encroachment on neighbours property. Prunus Serrula [T2]: Located in the rear garden near the rear border. Proposal: Reduce all round by 1.5-2m. Reason: To control height and spread. Sycamore [T3]: Located along the rear boundary of the property. Proposal: Remove drooping low limb (15cm diam. at 6m) property side back to stem. Reason: To give clearance over garden and allow greater light penetration. 2no. Copper Beech [G4]: Located along the front border of property. Proposal: Reduce low hanging branches of crown property side (max cut size	59, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	

	10cm) to raise the crown to 5m from ground level. Remove low limb (20cm diam. at 5m property side) from tree on right when viewed looking at group with house to back. Reason: To control encroachment over garden and allow greater light penetration.		
19 * 20/2205C	Non-material amendment	69, Newcastle Road, CONGLETON, Congleton, CW12 4HL	
20 * 20/3126C	Proposed single storey rear extension	35, GIANTSWOOD LANE, CONGLETON, CW12 2HQ	
21 * 20/3093C	Prior approval for the proposed demolition of buildings	11- 19 HILLARY AVENUE, CONGLETON, CW12 3EG	
22* 20/3164T	Lime - fell due to large dangerous limbs dropping into residential garden. Home developer changed height of land resulting in poor life expectancy for tree. Replacement to be specie chosen by Cheshire East.	5, QUARRY CLOSE, CONGLETON, CW12 3GS	
23 * 20/2804C	Demolition of a existing conservatory and a side canopy and the erection and a single storey front and rear extension and a two storey side extension	55, LEAMINGTON ROAD, CONGLETON, CW12 4PE	