



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

9<sup>th</sup> September 2020

Dear Councillor

## **Planning Committee Meeting – Thursday 17<sup>th</sup> September 2020**

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

The Zoom meeting ID is: 878 9925 4988

Passcode: 372386

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 13<sup>th</sup> August 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  
**beartown**  
*where friends are made*

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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 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup> August 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

11. Neighbourhood Plan

To receive any updates

12. Changes to the current Planning System.

To agree the required actions / responses in relation to this matter

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

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 13<sup>th</sup> AUGUST 2020 – Via Zoom**

Please note These are draft minutes and will not be ratified until the next meeting of the Planning Committee

**PRESENT**

Councillor P Duffy - Chair

D Amies

R Douglas

S Firkin

A Martin

R Hemsley

J Parry

J Smith

Councillors Brown, Murphy and Moreton who are not members of this Committee and Andrew Thomson, Planning Consultant. There were also three members of the public present.

**1. APOLOGIES**

Apologies for absence were submitted from Councillors M Rogan and K Wesley.

**2. MINUTES**

PLN/5/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 9<sup>th</sup> July 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 and Moreton declared “non pecuniary” interests as they are members of Cheshire East Council but are not members of this Committee.

Councillor Martin declared a “non pecuniary” interest due to her membership of CPRE - The Countryside Charity.

**4. OUTSTANDING ITEMS**

The Chief Officer reported that an update on the Neighbourhood plan would be provided at the end of the meeting

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

None received

6. **PLANNING APPLICATIONS**

PLN/6/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/2754C	6, CORNWALL CLOSE, CONGLETON, CW12 3JZ		No Objection
2 20/2784T	Small woodland bank between Forge Lane a, 11 , Forge Lane, Congleton, CW12 4HF		<b>REFER TO CHESHIRE EAST TREE OFFICER</b> – to ensure that any changes do not affect the life of the tree Support the pruning of T1 but only minimal pruning of T2
3 * 20/2805C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		No Objection
4 * 20/2935C	5, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER		No Objection
5 20/2938C	18, LAWTON STREET, CONGLETON, CW12 1RP		No Objection subject to noting concerns regarding lack of disabled toilet facilities
6 20/1375T	41, KESTREL CLOSE, CONGLETON, CW12 3FA		<b>REJECT</b> – work considered not to be necessary
7 20/2907T	9, FENTON CLOSE, CONGLETON, CW12 3TH		<b>REJECT</b> – Trees appear to be on land owned by 3 <sup>rd</sup> parties and there appears to be no justification provided for the proposed action and the natural woodland should be protected
8 * 20/2807C	Stradville, GIANTSWOOD LANE, CONGLETON, CW12 2HG		<b>REFER THE DECISION TO CHESHIRE EAST HIGHWAYS OFFICER</b> – to ensure that there are no safety concerns

9 * 20/2866C	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR	For Information Decision made – Permission granted	No Objection
10 * 20/2986C	Hill Farm, CONGLETON EDGE ROAD, CONGLETON, CW12 3NB		No Objection
11 * 20/3067C	LAND WEST OF GOLDFINCH CLOSE, CONGLETON		<b>REJECT – REASON</b> This is a material amendment as it reduces the width of the woodland buffer
12 * 20/2985D	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	For Information	No Objection
13 * 20/3030C	Land At, Back Lane, Congleton, CW12 4RB		No Objection
14 * 20/3118C	7, RYEDALE WAY, CONGLETON, CW12 3SX		No Objection
15 * 20/3114C	31, LABURNUM CLOSE, CONGLETON, CW12 4TX		No Objection
16 * 20/3113C	30, LABURNUM CLOSE, CONGLETON, CW12 4TX		No Objection
17 * 20/3130C	9, STIRLING CLOSE, CONGLETON, CW12 4US		No Objection
18 20/2819T	59, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD		<b>REFER TO CHESHIRE EAST TREE OFFICER –</b> Work considered to be tree management

19 * 20/2205C	69, Newcastle Road, CONGLETON, Congleton, CW12 4HL		No Objection
20 * 20/3126C	35, GIANTSWOOD LANE, CONGLETON, CW12 2HQ		No Objection
21 * 20/3093C	11- 19 HILLARY AVENUE, CONGLETON, CW12 3EG		<b>REJECT – DUE TO</b> The proposed demolition of the buildings does not appear to have any plans for replacement social housing. <b>Action – To write to Plus Dane to establish if there are any other plans to demolish social housing and to ascertain if they will be replaced</b>
22* 20/3164T	5, QUARRY CLOSE, CONGLETON, CW12 3GS		<b>NOTE –</b> that the Tree Officer has made a site visit and would agree with their recommendation
23 * 20/2804C	55, LEAMINGTON ROAD, CONGLETON, CW12 4PE		No Objection
24 * 20/3284C	51, LAWTON STREET, CONGLETON, CW12 1RU		No Objection
25 20/3338C	Congleton Autos, NEWCASTLE ROAD, ASTBURY CW12 4JX		<b>Objection</b> <b>Application 18/18/2420C:</b> Refused by CEC on 30/7/18. The reason was: "This proposal is unacceptable by virtue of the detrimental impact on the residential amenity of neighbours. It is also likely to result in queuing traffic on Newcastle Road which would have an unacceptable impact upon visibility for traffic leaving Padgbury Lane and be likely to result in unsafe overtaking movements within the chevrons on Newcastle Road"  These issues, along with other environmental impacts such as noise have not been addressed through the current application

26 * 20/3369C	4, ROSEVILLE DRIVE, CONGLETON, CHESHIRE, CW12 3LU		No Objection
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7. **PLANNING APPEALS**

None to Report

8 **GOVERNMENT ANNOUNCEMENT ON PLANNING DEVELOPMENT**

An introduction to this was given by Andrew Thomson, Planning Consultant with regards to the Governments White paper on proposed changes to the planning process. It was agreed that that this should be reviewed by the Council through a Strategy Group meeting on the 17<sup>th</sup> September 17.00 – 18.30pm

8. **LICENSING APPLICATIONS**

None to Report

9. **SECTION 106 UPDATES**

None to Report

10. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer was requested to contact Cheshire East Council for an update on progress on the work to build the bridge to Congleton Park.

11. **NEIGHBOURHOOD PLAN**

The Chief Officer advised that there would be a Neighbourhood Plan Steering Group meeting w/c 17<sup>th</sup> August 2020

Councillor P Duffy - Chair

List for Planning Meeting – 17.9.20

<p><b>1 *</b> 20/3464C</p>	<p>Proposed single storey rear extension. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3464C">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3464C</a></p>	<p>16, RYEDALE WAY, CONGLETON, CW12 3SX</p>
<p><b>2 *</b> 20/3475D</p>	<p>Discharge of conditions 5 &amp; 17 on approval 16/1824M. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3475D&amp;query=8beb296-6691-4b9a-a506-7b24a87fcaa0">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3475D&amp;query=8beb296-6691-4b9a-a506-7b24a87fcaa0</a></p>	<p>Land At, BACK LANE, CONGLETON</p>
<p><b>3</b> 20/3431C</p>	<p>Variation of conditions 2,7,8,11,13,15 and 17 on approval 19/0293C. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3431C&amp;query=6a8e1994-a537-497a-83b2-46945efbebe9">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3431C&amp;query=6a8e1994-a537-497a-83b2-46945efbebe9</a></p>	<p>Wood Farm, WOOD LANE, CONGLETON, CW12 3PX</p>
<p><b>4 *</b> 20/3454D</p>	<p>Discharge of conditions 10 and 15 on application 18/6215C - Change of use for creation of new Artificial Grass Pitch (AGP), installation of new 4.5m high ball stop fencing and entrance gates to AGP perimeter, installation of new 2.0m high and 1.2m high pitch perimeter barrier and entrance gates within AGP enclosure, installation of new 4m high acoustic barrier along the Northern AGP perimeter, installation of new hard standing areas, installation of new floodlight system, installation of new maintenance equipment store located within AGP enclosure, formation of grass mound around school grounds <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3454D&amp;query=39372b6e-2567-4cb8-acba-5192d785aa7f">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3454D&amp;query=39372b6e-2567-4cb8-acba-5192d785aa7f</a></p>	<p>Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT</p>



<p><b>5</b> 20/3402C</p>	<p>Outline Planning approval for construction of a detached bungalow in the garden curtilage of 5 Overton Close, using the existing driveway as a shared access <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3402C&amp;query=c25fb118-c1c3-4a66-a9fb-98420ac2d0ec">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3402C&amp;query=c25fb118-c1c3-4a66-a9fb-98420ac2d0ec</a></p>	<p>5, OVERTON CLOSE, CONGLETON, CHESHIRE, CW12 1JZ</p>
<p><b>6 *</b> 20/3557D</p>	<p>Discharge of conditions 6,9,10 &amp; 11 on application 17/2235C.- Conversion of a redundant barn into a dwelling along with the erection of 2No. new dwellings <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3557D&amp;query=a54f461b-30c0-4ab0-9c97-c937adad64e8">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3557D&amp;query=a54f461b-30c0-4ab0-9c97-c937adad64e8</a></p>	<p>80, Lambrigg, Buxton Road, CONGLETON, CW12 2DY</p>
<p><b>7 *</b> 20/3524C</p>	<p>Rebuild Existing Garage to Create Dressing Room, Remove Conservatory and Extend Rear of Dwelling, and Internal Alterations. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3524C&amp;query=2f76caee-44bc-4b15-b972-f39034a2bb6d">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3524C&amp;query=2f76caee-44bc-4b15-b972-f39034a2bb6d</a></p>	<p>68, BAILEY CRESCENT, CONGLETON, CW12 2EW</p>
<p><b>8</b> 20/3548C</p>	<p>Conversion of first floor above existing retail unit at 14-16 Willow Street and part first floor of 12 Willow Street from a one bed flat and existing bedrooms to 12 Willow Street, to form two studio flats. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3548C&amp;query=175027b4-f534-429d-8581-a2f794db7889">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3548C&amp;query=175027b4-f534-429d-8581-a2f794db7889</a></p>	<p>12,14 &amp; 16, WILLOW STREET, CONGLETON, CHESHIRE, CW12 1RL</p>
<p><b>9 *</b> 20/3624C</p>	<p>Part two storey and part single storey extension to side and rear of dwelling <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3624C&amp;query=5c9ec835-349d-4072-a9bb-b76660ef94f2">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3624C&amp;query=5c9ec835-349d-4072-a9bb-b76660ef94f2</a></p>	<p>142, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JF</p>

<p><b>10</b> 20/3608C</p>	<p>Demolition of existing buildings and replacement dwelling with new vehicular access and provision of turning area and parking <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3608C&amp;query=d2a18518-76ec-49bd-b1ca-3309aeabcac7">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3608C&amp;query=d2a18518-76ec-49bd-b1ca-3309aeabcac7</a></p>	<p>Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG</p>
<p><b>11 *</b> 20/3592C</p>	<p>Oak framed garage and carport with gym and games room in loft to replace existing garage <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3592C&amp;query=f86314c1-b6d6-46b5-ae4f-0ec8640014bf">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3592C&amp;query=f86314c1-b6d6-46b5-ae4f-0ec8640014bf</a></p>	<p>Meadow Brook Barn, BROOKHOUSE LANE, CONGLETON, CW12 3QP</p>
<p><b>12 *</b> 20/3661C</p>	<p>Non-Material amendment to application 16/6144C <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3661C&amp;query=67fbc87b-3d41-46d3-ab0b-6ae6a57a7ab9">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3661C&amp;query=67fbc87b-3d41-46d3-ab0b-6ae6a57a7ab9</a></p>	<p>Land Off, Goldfinch Close and Kestrel Close, Congleton. CW12 3FB</p>
<p><b>13</b> 20/3461C</p>	<p>Proposed Loft conversion with front and rear roof lights. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3461C&amp;query=c1e3cf74-2026-47d7-a2b3-a12b593807ba">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3461C&amp;query=c1e3cf74-2026-47d7-a2b3-a12b593807ba</a></p>	<p>41 Belgrave Avenue, Congleton, CW12 1HU</p>
<p><b>14 *</b> 20/3092C</p>	<p>Prior approval of demolition <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3092C&amp;query=c1e102ab-be4e-441b-8bb3-bf254f619349">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3092C&amp;query=c1e102ab-be4e-441b-8bb3-bf254f619349</a></p>	<p>1-12, ST STEPHENS COURT, CONGLETON</p>

<p><b>15</b> 20/3688C</p>	<p>Proposed ground floor extension forming new bedrooms, laundry and lounge <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3688C&amp;query=22931fb9-6def-4329-861e-5ecbd2674c44">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3688C&amp;query=22931fb9-6def-4329-861e-5ecbd2674c44</a></p>	<p>HELIOSA NURSING HOME, 54, BOUNDARY LANE, CONGLETON, CW12 3JA</p>
<p><b>16 *</b> 20/3738C</p>	<p>Proposed formation of 2No. new silo containers <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3738C&amp;query=86a39670-b8cd-46d8-a320-cb7bd17c6398">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3738C&amp;query=86a39670-b8cd-46d8-a320-cb7bd17c6398</a></p>	<p>Radnor Park Industrial Estate, BACK LANE, CONGLETON</p>
<p><b>17 *</b> 20/3837C</p>	<p>Proposed single storey rear extension. <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3837C&amp;query=44f8a0f8-6ff7-4ea9-b603-02dc98167a60">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3837C&amp;query=44f8a0f8-6ff7-4ea9-b603-02dc98167a60</a></p>	<p>33, DAVENSHAW DRIVE, CONGLETON, CW12 2FP</p>
<p><b>18 *</b> 20/3845C</p>	<p>Demolish outbuilding and flat roof link and replacement single storey rear extension <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3845C&amp;query=166ef7d8-4a01-4e22-a0c6-898e3811fa9e">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3845C&amp;query=166ef7d8-4a01-4e22-a0c6-898e3811fa9e</a></p>	<p>Overedge, BROOKHOUSE LANE, CONGLETON, CW12 3QP</p>
<p><b>19 *</b> 20/3828C</p>	<p>Non-material amendment to planning approval 16/1922C - Residential development, site access points, public open space, green infrastructure and associated works; together with the realignment of the western end of Back Lane <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3828C&amp;query=d57f8e41-15ac-4c98-ad45-5df758655b69">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3828C&amp;query=d57f8e41-15ac-4c98-ad45-5df758655b69</a></p>	<p>Land to the east of Black Firs Lane and to the south of Back Lane, Somersford, Congleton</p>

<p><b>20 *</b> 20/3773C</p>	<p>Fenestration amendments and replacement roof to existing conservatory</p> <p><a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3773C&amp;query=6ec09af4-c4e9-4bb4-89f1-f0a31bba3df7">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3773C&amp;query=6ec09af4-c4e9-4bb4-89f1-f0a31bba3df7</a></p>	<p>17, BRUNSWICK STREET, CONGLETON, CHESHIRE, CW12 1QE</p>
<p><b>21 *</b> 20/3793C</p>	<p>Proposed first floor extension over existing garage</p> <p><a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3793C&amp;query=314d8355-fa71-427e-ad5e-5cbd437a2af9">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3793C&amp;query=314d8355-fa71-427e-ad5e-5cbd437a2af9</a></p>	<p>30, DAISYBANK DRIVE, CONGLETON, CW12 1LX</p>
<p><b>22 *</b> 20/3979C</p>	<p>Proposed rear single storey extension to dwelling and rear garage.</p> <p><a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3979C">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3979C</a></p>	<p>30, BACK LANE, CONGLETON, CHESHIRE, CW12 4PY</p>
<p><b>23 *</b> 20/3983C</p>	<p>Proposed Single-Storey Side Extension</p> <p><a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3983C&amp;query=0252386d-6a91-40ab-ac93-4b3d4995292c">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3983C&amp;query=0252386d-6a91-40ab-ac93-4b3d4995292c</a></p>	<p>2, DOVEDALE CLOSE, CONGLETON, CW12 2EB</p>
<p><b>24</b> 20/3964C</p>	<p>Non Material Amendment to 16/6144C - Reserved Matters application (appearance, landscaping, layout &amp; scale) following approved Outline application 13/3517C - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure</p> <p><a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3964C&amp;query=6ccf2e71-a115-4552-a9d7-0f6c47d33064">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3964C&amp;query=6ccf2e71-a115-4552-a9d7-0f6c47d33064</a></p>	<p>Land West Of, GOLDFINCH CLOSE, CONGLETON</p>

<p><b>25 *</b> 20/3901C</p>	<p>Replacement garden room <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3901C&amp;query=96255810-c64c-4d9a-82b3-cb7ea59bc98d">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3901C&amp;query=96255810-c64c-4d9a-82b3-cb7ea59bc98d</a></p>	<p>7, THE MOORINGS, CONGLETON, CHESHIRE, CW12 3RF</p>
<p><b>26 *</b> 20/3670C</p>	<p>Replace part of existing hedge at front of property with a maximum 2 metre high fence <a href="http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3670C&amp;query=32a5ed73-e54e-4bb4-ae3c-c1afeadb323a">http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3670C&amp;query=32a5ed73-e54e-4bb4-ae3c-c1afeadb323a</a></p>	<p>1, ATKIN CLOSE, CONGLETON, CW12 4WJ</p>