



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

1<sup>st</sup> July 2020

Dear Councillor

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

You are summoned to attend a meeting of the Planning Committee on **Thursday 9<sup>th</sup> July 2020** commencing at **7.00 pm**. This will be a virtual meeting which needs to be accessed via Zoom.

The Zoom meeting ID is - 873 8256 6920

**The Public and Press are welcome to attend the meeting.**

To access the meeting please contact the Chief Officer – [David.mcgifford@congleton-tc.gov.uk](mailto:David.mcgifford@congleton-tc.gov.uk) for the relevant details before 5.00pm on the day of the meeting

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.

**Please note that there is a strategy working group at 6.00pm to discuss the current position of the Neighbourhood Plan**

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 11<sup>th</sup> June 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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*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 8<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup> June 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.

- Rumba, 6 – 8 Swan Bank, Congleton, CW12 1AH

9. Section 106 Updates

To receive any updates relating to Section 106 agreements.

10. Planning Enforcement

To receive any updates on Planning enforcement

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

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 11<sup>th</sup> JUNE 2020 – Via Zoom

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

#### PRESENT

Councillor A Martin – Vice Chair – In the Chair

R Douglas

S Firkin

R Hemsley

J Parry

J Smith

K Wesley

Six members of the public attended and Councillors Gartside and Moreton who are not members of this Committee.

#### 1. APOLOGIES

Apologies for absence were submitted from Councillors P Duffy and M Rogan

#### 2. MINUTES

PLN/1/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 5<sup>th</sup> March 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.

Councillor Martin declared a “non pecuniary” interest in application 20/1934C

#### 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/2/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/2018C	BROOKHOUSE FARM, BROOKHOUSE LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3QP		No Objection
2 20/2026C	Canalside Farm, HARVEY ROAD, CONGLETON, CW12 2PS		<b>OBJECTIONS</b> – due to the following – <ul style="list-style-type: none"> <li>- Not permitted development because the buildings have not been in use for agriculture</li> <li>- Highway and safety issues as the bridleway is too narrow to be converted for vehicle access</li> </ul>
3 * 20/2077C	1, LENTHALL AVENUE, CONGLETON, CW12 3BE		<b>OBJECTION</b> – due to the following – The removal of the hedge would be detrimental to the streetscene and to nesting birds and wildlife
4 * 20/2050C	2, HANCOCK ROAD, CONGLETON, CW12 2AN		No Objection
5 20/2127T	28, CROSS LANE, CONGLETON, CW12 3JX		No Objection
6 20/2110C	55, WEST STREET, CONGLETON, CW12 1JY		<b>No Objection subject to the following</b> – The developer to arrange with Cheshire East for the residents of the development to be able to purchase parking permits on Town Centre car parks
7 20/1934C	20, 20a, 22, 22a Mill Street, Cross Street Garage, 2 and 4 Cross Street, Congleton CW12 1HQ	Councillor Martin declared a “non pecuniary” interest	A representative of the applicant gave a presentation on the scheme. A representative from Cross Street Church outlined concerns and objections to the proposals <b>OBJECTIONS</b> – due to the following – <ul style="list-style-type: none"> <li>- Highway and safety issues due to the road being too narrow and the vehicle access in the wrong place</li> <li>- Loss of daylight/sunlight to the street and Cross Street Church</li> <li>- Lack of amenity space</li> </ul>

<b>8 *</b> 20/2234C	71, WEST STREET, CONGLETON, CHESHIRE, CW12 1JY		No Objection
<b>9 *</b> 20/2259C	50, PARSON STREET, CONGLETON, CW12 4ED		No Objection
<b>10 *</b> 20/2260C	Snelson Brookhouse Farm, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection
<b>11</b> 20/2240S	Proposed, CONGLETON LINK ROAD, CONGLETON		No Comment
<b>12 *</b> 20/2184C	8, Walgrave Close, Congleton, CW12 4TS		No Objection

7. **PLANNING APPEALS**

The following was noted –

19/1061C – 7 Moody Street, Congleton - Appeal following Refusal of the application for demolition of existing building and erection of 5 new two bedroom apartments.

8. **LICENSING APPLICATIONS**

None to Report

9. **SECTION 106 UPDATES**

None to Report

10. **PLANNING ENFORCEMENT ISSUES**

None to Report

Councillor A Martin - Vice Chair – In the Chair

**List for Planning Meeting – 9.7.20**

<b>1 *</b> 20/2262D	Discharge of condition 8 on approval 19/3827C	9, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AN	For Information
<b>2 *</b> 20/2260C	Non-material amendment to application 19/2824C	Snelson Brookhouse Farm, BROOKHOUSE LANE, CONGLETON, CW12 3QP	
<b>3 *</b> 20/2210C	new rear access and formation of new windows	20, ANTROBUS STREET, CONGLETON, CW12 1HB	
<b>4</b> 20/1913T	Crown reduction by 50%	65, MALHAMDALE ROAD, CONGLETON, CW12 2DF	
<b>5 *</b> 20/2434C	Extension to school to provide additional toilet facilities	CONGLETON HIGH SCHOOL, BOX LANE, CONGLETON, CW12 4NS	
<b>6 *</b> 20/2385C	Erection of a two-storey front extension	129, ENNERDALE DRIVE, CONGLETON, CW12 4FL	
<b>7 *</b> 20/2394C	Non-material amendment to approved application 16/6144C - Reserved Matters application (appearance, landscaping, layout & scale) following approved Outline application 13/3517C - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure.	Land Off, GOLDFINCH CLOSE AND KESTREL CLOSE, CONGLETON	

<p><b>8</b> 20/2367T</p>	<p>Oak (T1): Located at the front of the property. Proposal: Reduce height by 2m, prune eastern crown (closest to garage) by up to 2.5m to better balance with western crown recent storm damage, reduce remaining sides by up to 1.75m to shape and soften storm damage, light crown raise to give 2.5m clearance. Reason: Both to mitigate recent storm damage and as cyclical maintenance to control height and spread of crown.</p>	<p>38, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU</p>	
<p><b>9</b> 20/2341T</p>	<p>Sycamore [T1]: Located at the front left corner of property overhanging garage. Proposal: Reduce crown height by approx 4.5m and reduce the side overhanging garage by approx 2.25m. Reason: Height reduction is to lower sail factor following removal of adjacent tree. Side reduction is to reduce weight and to balance with new height</p>	<p>10, VALLEY VIEW, CONGLETON, CW12 4EN</p>	
<p><b>10</b> 20/2470C</p>	<p>Outline application for the refurbishment of Hawthorn Cottage, Canal Side Farm and the erection of 35 no. dwellings. The formation of a new vehicle and pedestrian access from Gordale Close</p>	<p>Hawthorn Cottage, Harvey Road, Congleton, Cheshire, CW12 2PS</p>	
<p><b>11 *</b> 20/2629C</p>	<p>Overhead Electricity Line Diversion</p>	<p>CONGLETON LINK ROAD, CONGLETON</p>	
<p><b>12</b> 20/2565T</p>	<p>T1 Sycamore - Carry out 25% crown reduction to ensure tree doesn't become too large for the area and to gain more light into the garden</p>	<p>12, VALLEY VIEW, CONGLETON, CW12 4EN</p>	