



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

12th November 2020

Dear Councillor

Planning Committee Meeting – Thursday 19th November 2020

You are summoned to attend a meeting of the Planning Committee on **Thursday 19th November 2020** commencing at **7.00 pm**.

This will be a virtual meeting which needs to be accessed via Zoom.

[Use this link to join the Planning Committee meeting on 19th November 2020](#)

Meeting ID: 862 6025 8862

Passcode: 395913

- **The Public and Press are welcome to attend the meeting, please note** - There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally or at the meeting, including those which have been received in writing 7 days prior to 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 in accordance with Section 100 (B) (2) of the Local Government Act 1972.

Yours sincerely

Linda Minshull
Civic Administration Officer

Congleton
beartown
where friends are made

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 22nd October 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

To review any outstanding actions from previous meetings.

5. Questions from Members of the Public

There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally at the meeting including those which have been received in writing 7 days prior to the meeting.

6. Site Allocations and Development Policies Document (SADPD)

To discuss the Cheshire East SADPD Consultation.

[Click here to open the Cheshire East SADPD Consultation document](#)

7. Planning Applications

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

- i) List for weeks 12th, 19th 26th October and 2nd November 2020 (copy enclosed).
- ii) Lists for subsequent weeks will be circulated when received.

8. Planning Appeals

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

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.

- Astbury Place Bridge – Morris Homes

12. Neighbourhood Plan

To receive any updates.

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

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 22nd OCTOBER 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
K Wesley

Councillors Moreton and Murphy, who are not members of this Committee, attended and did not vote on any items. There were also three members of the public present.

1. APOLOGIES

Apologies for absence were submitted from Councillors Brown.

2. MINUTES

PLN/10/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 17th September 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 Moreton and Murphy declared “non pecuniary” interests as they are members of Cheshire East Council but are not a member of this Committee.

4. OUTSTANDING ITEMS

The Chief Officer reported that he is still awaiting a response from Cheshire East Council regarding an update on the bridge into the park from Astbury Place. Cheshire East Councillor Robert Moreton agreed to follow this up.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

None received

6. **PLANNING APPLICATIONS**

PLN/10/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 20/4119T	11, ROSEVILLE DRIVE, CONGLETON, CW12 3LU	NP – A Martin	No Objection
2 20/4101C	Land West of Padgbury Lane, Congleton, CW12 4LR		No Comment
3 * 20/3969C	84, WAGGS ROAD, CONGLETON, CW12 4BT		No Objection
4 20/4047T	36, PARK LANE, CONGLETON, CW12 3DG		REJECT – DUE TO <ul style="list-style-type: none"> - Insufficient reason to fell the tree - Lack of supporting evidence
5 * 20/4053D	50, PARSON STREET, CONGLETON, CW12 4ED		No Objection
6 20/4032T	CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ		No Objection
7 * 20/4026C	43, DELAMERE ROAD, CONGLETON, CHESHIRE, CW12 4PA		No Objection
8 20/4036S	Land to the North of CONGLETON BUSINESS PARK, BARN ROAD, CONGLETON		No Comment

9 * 20/4157C	7, SWAN BANK, CONGLETON, CW12 1AN		No Objection
10 * 20/4226C	14, TALL ASH AVENUE, CONGLETON, CW12 2DZ		No Objection
11 * 20/3787C	69, Newcastle Road, CONGLETON, Congleton, CW12 4HL		No Objection
12 * 20/4167C	HILLSIDE CROFT, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA		REJECT – DUE TO <ul style="list-style-type: none"> - Development is in the green belt - The size of the proposed development
13 * 20/4135D	71A, MANCHESTER ROAD, CONGLETON, CW12 2HT		No Objection
14 * 20/4187C	Brae Side, TUNSTALL ROAD, CONGLETON, CW12 3QB		NO OBJECTION – SUBJECT TO <ul style="list-style-type: none"> - A condition to ensure that the annexe remains “tied to” the main house and must always be sold together - Building materials must to in keeping and sympathetic to the surrounding area
15 * 20/4225C	22, TALL ASH AVENUE, CONGLETON, CW12 2DZ		No Objection
16 * 20/4222C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
17 * 20/4281C	40, BEATTY DRIVE, CONGLETON, CW12 2ER		No Objection

18 20/3974C	Land West Of, GOLDFINCH CLOSE, CONGLETON		REJECT – DUE TO <ul style="list-style-type: none"> - loss of green corridor - safety issues due to the width of the bridleway - nature conservation - intrusion into open countryside/green belt
19 20/4393T	2, TELFORD CLOSE, CONGLETON, CHESHIRE, CW12 3TR		No Objection
20 * 20/4410C	LAND OFF, LAMBERTS LANE, CONGLETON,		No Objection
21 * 20/4473C	UNIT 4, Holland Business Park, RIVERDANE ROAD, CONGLETON, CW12 1PN		No Objection
22 * 20/4496T	West House, WESTHOLME CLOSE, CONGLETON, CW12 4FZ		No Objection
23 * 20/4551C	MILLER HOMES, BACK LANE, CONGLETON		No Objection
24 20/4517T	4, HEATHFIELD CLOSE, CONGLETON, CHESHIRE, CW12 4ND		No Objection
25 20/4537C	65, 67 & 69 BATH VALE, CONGLETON, CW12 2HF		No Comment
26 20/4369C	29, HIGH STREET, CONGLETON, CW12 1BG		No Objection
27 20/2470C	Hawthorn Cottage, Harvey Road, Congleton, Cheshire, CW12 2PS		Original comments from Planning Committee on 9.7.2020 still apply which are - REJECT – due to the following <ul style="list-style-type: none"> – Highway and safety issues

			<ul style="list-style-type: none"> – Tree loss – Traffic generation – Nature conservation – Intrusion into the open countryside and green belt – Not in the Local Plan for development
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7. **PLANNING CONSULTATIONS**

PLN/11/2021 RESOLVED: i) That the Chief Officer have delegated authority to carry out the following in respect of the Government White Paper.

There is an online survey and the opportunity for written observations / comments therefore we should do both and we need to ensure that we duplicate the key points raised.

Councillors felt we should be –

1. Stronger on the impact of the Algorithm with maybe a scenario quoted.
2. Stronger on the impact of the trigger for affordable housing as it will mean less affordable homes would be built.
3. Stronger on the zoning and the CIL not to be determined nationally and emphasising that the community is being “side lined”
4. Our letter / report will need to be sent to both our local MP and R Jenrick

ii) To receive the report in respect of the SADPD Update.

8. **PLANNING APPEALS**

None to Report

9. **LICENSING APPLICATIONS**

None to Report

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

The Chair and the Chief Officer to discuss work to track enforcement issues.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer gave a verbal update on progress of the neighbourhood plan.

List for Planning Meeting – 19.11.20

1 20/3688C	Proposed ground floor extension forming new bedrooms, laundry and lounge Planning Application 20/3688C	HELIOSA NURSING HOME, 54, BOUNDARY LANE, CONGLETON, CW12 3JA
2 20/4593C	Listed building consent for demolition of internal walls/ceilings/floors and new general arrangement including insertion of new walls/block up existing openings. Construction of new fire escape staircase. Replacement WC fittings. New Kitchen installation. New Bar installation. Removal of existing flat roof above kitchen area to be replaced with new flat roof construction. Removal of Oriel window on First floor and replace with new 'flush' window. Insertion of fire escape door within the large existing double doors on Waggs Street. Reinstate existing windows to lower ground floor. Remove existing flue to Waggs Street. Remove existing rooflight as shown on Roof Plan, aperture to be made good. Existing windows to first floor (above flat roof over Kitchen below) to be replaced with new timber windows. Planning Application 20/4593C	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR
3 20/4753C	Demolition of existing outbuildings to the rear of the Lion and Swan Hotel. Extension to rear of Lion and Swan hotel to accommodate Restaurant/bar facilities with a designated outdoor seating area Planning Application 20/4753C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR
4 20/4754C	Listed building consent for demolition of existing outbuildings to the rear of the Lion and Swan Hotel. Extension to rear of Lion and Swan hotel to accommodate Restaurant/bar facilities with a designated outdoor seating area Planning Application 20/4754C	Lion and Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR

5 20/4582C	Non-Material Amendment to 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. Planning Application 20/4582C	Land West Of, GOLDFINCH CLOSE, CONGLETON	
6 * 20/4575C	Demolition of Existing Structure & Proposed Single Storey Rear Extension & Porch Extension Planning Application 20/4575C	9, SOLLY CRESCENT, CONGLETON, CHESHIRE, CW12 4LG	
7 20/4546C	Non-Material Amendment to 14/4452C - Erection of up to 95 dwellings with associated infrastructure (Phase 2) Planning Application 20/4546C	Land Off, MANCHESTER ROAD, CONGLETON	
8 20/4584C	Variation of condition 5 on approved application 18/4888C - Reserved matters application for appearance, landscaping, layout & scale following outline approval application 16/0514C for demolition of some existing buildings and the development of up to 140 dwellings Planning Application 20/4584C	Land At, BACK LANE, CONGLETON	
9 * 20/4639C	Single-storey rear extension (and fenestration amendments to front elevation - same as previous application) Planning Application 20/4639C	6, CORNWALL CLOSE, CONGLETON, CHESHIRE, CW12 3JZ	
10 20/3902T	Works to Oak Tree - Removal of deadwood, Crown Lifting :Removal of sub lateral limb and Crown thin maximum 25% Planning Application 20/3902T	6, CEDAR COURT, CONGLETON, CW12 3JP	

11 * 20/4460C	Extend car preparation area to enable cars to be prepared inside a purpose built building Planning Application 20/4460C	BURNS GARAGES LTD, CANAL STREET, CONGLETON, CW12 3AA	
12 * 20/4830C	Prior approval for the change of use from offices B1 to C3 dwellings Planning Application 20/4830C	ELIZABETH MILL, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT	
13 20/4826C	Reserved matters - appearance & design, and hard & soft landscaping on application 19/2507C - Outline application proposed 2.5-storey detached dwelling and single-storey detached garage Planning Application 20/4826C	27, TUDOR WAY, CONGLETON, CW12 4AS	
14 20/4823C	Non-material amendment to planning approval 17/4031C - Proposed 80 bed care home and associated parking Planning Application 20/4823C	FORMER SITE OF VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD	
15 20/4806T	T1 Poplar Fell Planning Application 20/4860T	Street Record, PARK STREET, CONGLETON	

16 * 20/4781D	Discharge of condition 3 on approval 14/4452C Planning Application 20/4781D	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	
17 * 20/4735C	Ground floor extension to the rear of the dwelling, squaring off to ground floor in line with the existing mass. Fully rendering the external elevations, with cladding to be applied around the bay window. Planning Application 20/4735C	51, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4LP	
18 * 20/4740C	Prior approval to rebuild and extend garden room, extending 5 metres beyond the rear wall, maximum height of 3.5 metres and eaves height of 2.4 metres Planning Application 20/4740C	22, SEVERN CLOSE, CONGLETON, CW12 3RD	
19 20/4784C	Amendments to existing house, construction of new garage and construction of 5 new build properties within the grounds Planning Application 20/4784C	40, CROSS LANE, CONGLETON, CW12 3JX	
20 * 20/4860C	Construction of B1 Business Unit Planning Application 20/4860C	Land at, SILK STREET, CONGLETON	

21 * 20/4920C	Small single storey rear extension to infill corner with addition of roof lantern. Planning Application 20/4920C	70, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NG	
22 * 20/4908D	Discharge of condition 6 on application 19/3624C. Planning Application 20/4908D	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD	