



# Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford** CiLCA

10<sup>th</sup> December 2020

Dear Councillor

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

You are summoned to attend a meeting of the Planning Committee on **Thursday 17<sup>th</sup> December 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 17<sup>th</sup> December 2020](#)

Meeting ID: 882 5443 1951

Passcode: 005409

- **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 19<sup>th</sup> November 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. Urgent Items

Members may raise urgent items related to this committee but no discussion or decisions may be taken at the meeting.

7. Planning Applications

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

- List for weeks 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup> November and 7<sup>th</sup> December 2020
- Lists for subsequent weeks will be circulated when received.

**List week commencing: 16<sup>th</sup> and 23<sup>rd</sup> November 2020**

Planning Application Number	Details
1. * <a href="#">20/5154C</a>	THE SPINNEY, MIDDLE LANE, CONGLETON, CHESHIRE, CW12 3PU Alterations including raising part of ridge to form first floor accommodation within the roof space at The Spinney.
2. * <a href="#">20/4152C</a>	7, SWAN BANK, CONGLETON, CW12 1AN Change of Use of residential flat ( current use) C3 for Hotel/Guest house/temporary holiday let C1
3. * <a href="#">20/5167C</a>	24, BRIDGEWATER CLOSE, CONGLETON, CW12 3T Single storey rear extension
4. * <a href="#">20/5160D</a>	LAND AT FORGE MILL, FORGE LANE, CONGLETON Discharge of Condition 5 on 17/5898C - Residential development of 45 dwellings
5. <a href="#">20/5109T</a>	53, BATH VALE, CONGLETON, CW12 2HF x1 Beech- Fell
6. * <a href="#">20/5165D</a>	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL Discharge of Conditions 5 and 9 on approval 18/5907C.
7. <a href="#">20/4964C</a>	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD Replacement dwelling (re-submission of application 19/4152C)
8. <a href="#">20/5169C</a>	4C, BOOTH STREET, CONGLETON, CW12 4DG Convert single dwelling back into two terraced dwellings
9. * <a href="#">20/5336C</a>	7, MOSS ROAD, CONGLETON, CW12 3BN Proposed loft conversion with rooflights & single storey garage extension with car port
10. * <a href="#">20/5348C</a>	17, Rutland Close, Congleton, CW12 1LT Proposed two storey extension to front elevation.
11. * <a href="#">20/5317C</a>	159, ENNERDALE DRIVE, CONGLETON, CW12 4FL Removal of existing brick/glazed conservatory, new single storey rear extension, conversion of existing single storey garage, new two storey side extension. Proposals will provide addition bedroom, utility, enclosed garage and additional living space
12. * <a href="#">20/5304C</a>	12, SWEET BRIAR COURT, ASTBURY, CW12 4GY Single Storey infill extension between kitchen and detached garage
13. <a href="#">20/5287T</a>	3, HILLES DEN RISE, CONGLETON, CW12 3DR Horse Chestnut (HC) - Tree is a poor specimen heavily subdued by larger adjacent Beech. Reduce to ground level to benefit the larger adjacent Beech
14. * <a href="#">20/5250C</a>	57, DALE CRESCENT, CONGLETON, CHESHIRE, CW12 3EP Non-material amendment to application 20/1348C - Extension to the side of the house to give a family room/ lounge to the ground floor and 2 additional bedrooms with 1 en-suite to the 1st floor

15.	<a href="#">20/3240C</a>	HEATHER BANK FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3NA Allowance of natural burials on current grazing land
16.	<a href="#">20/5140C</a>	Land off, Union Street, Congleton, CW12 1JB Construction of apartment block
17. *	<a href="#">20/5407C</a>	16, JOHNSON CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 3TQ Two storey extension replacing an existing garage conversion. Providing a garage and utility at ground floor and additional ensuite bedroom and home study on the first floor
18.	<a href="#">20/5350T</a>	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT T1] Tulip: Located at the rear of the property. Proposal: Reduce all round by pruning regrowth shoots approx 1.5m back to historic prune sights. Remove watershooting from scaffold. Reason: Cyclical management to control height and spread.
19. *	<a href="#">20/5449C</a>	2, DAVEN ROAD, CONGLETON, CW12 3RA Single storey rear extension

#### 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.

- Barleyhops, 29 High Street, Congleton, CW12 1BG - [Barleyhops](#)

#### 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 Library,  
Congleton Visitor Information Centre.

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 19<sup>th</sup> NOVEMBER 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  
D Amies  
R Douglas  
S Firkin  
J Parry  
J Smith  
K Wesley

Councillors Brown, Moreton and Murphy, who are not members of this Committee, attended and did not vote on any items. Andrew Thomson, Planning Consultant and several members of the public also attended the meeting.

**1. APOLOGIES**

Apologies for absence were submitted from Councillors Duffy, Hemsley and Rogan.

**2. MINUTES**

PLN/13/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 22<sup>nd</sup> October 2020 be approved and signed by the Chairman as a correct record with the addition of “to include comments on the White Paper to be phrased as responses to consultation questions.”

**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, 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. **SITE ALLOCATIONS AND DEVELOPMENT POLICIES (SADPD)**

PLN/14/2021 RESOLVED: To receive the report and recommendations therein, from Andrew Thomson, Planning Consultant.

7. **PLANNING APPLICATIONS**

PLN/15/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
<b>1</b> 20/3688C	HELIOSA NURSING HOME, 54, BOUNDARY LANE, CONGLETON, CW12 3JA	NP – J Smith	A member of the public spoke in objection to the application. <b>REJECT – DUE TO</b> Layout and density of buildings Noise and disturbance from use Highway and safety issues Traffic generation Adequacy of parking Nature conservation Out of keeping with surrounding area Intrusion into green belt Loss of important trees Less pleasant garden area for residents
<b>2</b> 20/4593C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		<b>No Objection subject to –</b> The recommendations of the heritage report being implemented NOTE – Councillors would like noted that they are generally in support of this application and consider it to be a good refurbishment to an important building in the town
<b>3</b> 20/4753C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		<b>No Objection subject to –</b> The recommendations of the heritage report being implemented including the retention of bat habitats Replacement of six trees Eco system being protected
<b>4</b> 20/4754C	Lion and Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		<b>No Objection subject to –</b> The recommendations of the heritage report being implemented including the retention of bat habitats Replacement of six trees Eco system being protected

<b>5</b> 20/4582C	Land West Of, GOLDFINCH CLOSE, CONGLETON		<b>REJECT – DUE TO</b> Planning Officer to check that no landscaping (trees) are being deleted from Plots 100/102/118, 1 & 6 and the plot 91-95 car park
<b>6 *</b> 20/4575C	9, SOLLY CRESCENT, CONGLETON, CHESHIRE, CW12 4LG		No Objection
<b>7</b> 20/4546C	Land Off, MANCHESTER ROAD, CONGLETON		<b>No Objection subject to –</b> No trees being removed or replacement trees being planted Omission of trees on new plans NOTE – Lack of information on C E Website – no covering letter
<b>8</b> 20/4584C	Land At, BACK LANE, CONGLETON		<b>No Objection subject to –</b> Replacement trees being planted Replace the dying Ash tree
<b>9 *</b> 20/4639C	6, CORNWALL CLOSE, CONGLETON, CHESHIRE, CW12 3JZ		No Objection
<b>10</b> 20/3902T	6, CEDAR COURT, CONGLETON, CW12 3JP		No Objection
<b>11 *</b> 20/4460C	BURNS GARAGES LTD, CANAL STREET, CONGLETON, CW12 3AA		No Objection
<b>12 *</b> 20/4830C	ELIZABETH MILL, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT		No Objection
<b>13</b> 20/4826C	27, TUDOR WAY, CONGLETON, CW12 4AS		<b>No Objection subject to –</b> Landscaping and arboricultural reports being submitted prior to work commencing
<b>14</b> 20/4823C	FORMER SITE OF VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD		No Objection – Supportive of proposal

<b>15</b> 20/4806T	Street Record, PARK STREET, CONGLETON		<b>No Objection subject to –</b> Replacement tree being planted
<b>16 *</b> 20/4781D	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON		No Objection
<b>17 *</b> 20/4735C	51, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4LP		No Objection
<b>18 *</b> 20/4740C	22, SEVERN CLOSE, CONGLETON, CW12 3RD		No Objection
<b>19</b> 20/4784C	40, CROSS LANE, CONGLETON, CW12 3JX		A member of the public spoke in objection to the application. <b>REJECT – DUE TO</b> Layout and density of buildings Highway and safety issues due to access and egress Adequacy of parking Loss of the eco system due to overdevelopment Overshadowing/ overlooking Overdevelopment No noise mitigation in plans for the railway Non opening windows Not in keeping with area
<b>20 *</b> 20/4860C	Land at, SILK STREET, CONGLETON		No Objection
<b>21 *</b> 20/4920C	70, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NG		No Objection
<b>22 *</b> 20/4908D	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection



<b>23</b> 20/4960T	14, CUMBERLAND ROAD, CONGLETON, CHESHIRE, CW12 4PH		No Objection
<b>24 *</b> 20/5030C	1, RYEDALE WAY, CONGLETON, CW12 3SX		No Objection
<b>25 *</b> 20/5084C	14, DERWENT DRIVE, CONGLETON, CHESHIRE, CW12 3RN		No Objection
<b>26 *</b> 20/5096C	40, BIRCH ROAD, CONGLETON, CW12 4NR		No Objection
<b>27 *</b> 20/4843C	45, ROOD HILL, CONGLETON, CW12 1NA		<b>REJECT – DUE TO</b> Layout and density Highway and safety issues Vehicular access Overbuilding
<b>28</b> 20/5055C	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR		No Objection

8. **PLANNING APPEALS**

None to Report

9. **LICENSING APPLICATIONS**

None to Report

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer reported that he has not had any formal update on the Astbury Place Bridge from Cheshire East Council. He had been told informally that the issue was still being dealt with by Solicitors.

12. **NEIGHBOURHOOD PLAN**

Andrew Thomson, Planning Consultant gave a verbal update on progress of the neighbourhood plan advising that he was awaiting feedback from CEC on housing policies. Upon receipt the neighbourhood plan should be ready for approval by the steering group and progress through to Regulation 14 Consultation.

Councillor A Martin (Vice Chair)