



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

6th January 2021

Dear Councillor

Planning Committee Meeting – Thursday 14th January 2021

You are summoned to attend a meeting of the Planning Committee on

Thursday 14th January 2021 commencing at 7.00 pm.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88983460285?pwd=TXNVM1c4eXZIRFIOTHZJMyttZ08wQT09>

Meeting ID: 889 8346 0285

Passcode: 495703

- **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

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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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 17th December 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 7th, 14th and 21st December 2020
- Lists for subsequent weeks will be circulated when received.

List week commencing: **7th, 14th and 21st December 2020**

Planning Application Number		Details
1. *	<u>20/5590D</u>	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD Discharge of condition 7 on application 19/3624C.
2.	<u>20/5526C</u>	Daven Primary School, NEW STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 3AH Proposed single storey side extension.
3.	<u>20/5658C</u>	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping
4.	<u>20/5483T</u>	45, HOWEY HILL, CONGLETON, CW12 4AF x1 Sycamore T1- Prune- Crown reduction by 30%.
5. *	<u>20/5712D</u>	VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD Discharge of conditions 7,9,10,11,13,14,27.31 & 32 on approval 18/3851C.
6.	<u>20/5636T</u>	14, FENTON CLOSE, CONGLETON, CW12 3TH x1 Oak [T1]- Prune- Remove 20cm diameter low limb overhanging border back to stem. x1 Oak [T2]- Fell. x 2 Pollarded Oak group [G3]- Prune- Reduce regrowth height back down to knuckles. x1 Oak [T4]- Prune- Reduce regrowth of previously pruned low stem and laterals overhanging hedge back to knuckle
7.	<u>20/5665C</u>	The Coach and Horses, Under Rainow Road, Congleton, CW12 3PL Conversion of the existing property to a single dwelling and the demolition of the existing part single and part two storey rear extensions and erection of new.
8. *	<u>20/5755C</u>	83, FERN CRESCENT, CONGLETON, CW12 3HQ Prior approval of a single storey rear extension extending 4.070 metres beyond the rear wall, maximum height of 3.75 metres and eaves height of 2.45 metres
9. *	<u>20/5751D</u>	Davenshaw Mill, BUXTON ROAD, CONGLETON, CW12 2DN Discharge of conditions 3, 8, 11, 13 & 16 on approved application 19/4645C - Residential development of the site to provide 19 affordable residential units, with the demolition of existing industrial premises, site remediation and associated car parking, landscaping, services and infrastructure. This will be a substitute of a previously consented scheme for 10 open market residential units.
10. *	<u>20/5752D</u>	The Lion & Swan, Swan Bank, Congleton CW12 1AH Discharge of conditions 3,4 & 5 on approval 20/4222C
11.	<u>20/5829C</u>	Fern Cottage, 6 Congleton Edge Road, Congleton, CW12 3JJ Erection of a pre-fabricated timber frame granny annexe for ancillary residential use associated with the dwelling
12. *	<u>20/5846C</u>	29 GIANTSWOOD LANE, CONGLETON, CW12 2HG Proposed two 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 - Licensing applications

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 3, Burgesses 3, Congleton Library,
Congleton Visitor Information Centre.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17th DECEMBER 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
R Hemsley
A Martin
J Parry
J Smith
K Wesley

Councillor Chadwick – attended – not member of this Committee

Councillors Akers Smith, Brown and Moreton, who are not members of this Committee, attended and did not vote on any items. Councillors Holland and Murphy, ex-officio, attended and did not vote on any items.

Several members of the public also attended the meeting.

1. **APOLOGIES**

Apologies for absence were submitted from Councillor Rogan.

2. **MINUTES**

PLN/16/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 19th November 2020 be approved and signed by the Chairman as a correct record with the addition of an amendment to note that Councillor Murphy is an ex-officio member of the Committee.

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 Holland declared a “pecuniary” interest in application 20/3240C as a member of Cheshire East Council and a relative of the applicant.

Councillors Akers Smith, Brown and Moreton declared “non pecuniary” interests as they are members of Cheshire East Council but are not a member of this Committee.

Councillor Murphy declared a “non pecuniary” interest as he is a member of Cheshire East Council and an ex-officio member of this Committee.

4. **OUTSTANDING ITEMS**

None to report.

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

None received

6. **URGENT ITEMS**

None received.

7. **PLANNING APPLICATIONS**

PLN/17/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
20/5154C	THE SPINNEY, MIDDLE LANE, CONGLETON, CHESHIRE, CW12 3PU		No Objection
20/4152C	7, SWAN BANK, CONGLETON, CW12 1AN		No Objection
20/5167C	24, BRIDGEWATER CLOSE, CONGLETON, CW12 3T		No Objection
20/5160D	LAND AT FORGE MILL, FORGE LANE, CONGLETON		No Objection
20/5109T	53, BATH VALE, CONGLETON, CW12 2HF		Decision already made by Cheshire East - Request that trees be replaced by 2 beeches
20/5165D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		No Objection
20/4964C	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD		No Objection - subject to a condition that replacement trees are planted
20/5169C	4C, BOOTH STREET, CONGLETON, CW12 4DG		No Objection

20/5336C	7, MOSS ROAD, CONGLETON, CW12 3BN		No Objection
20/5348C	17, Rutland Close, Congleton, CW12 1LT		No Objection
20/5317C	159, ENNERDALE DRIVE, CONGLETON, CW12 4FL		No Objection
20/5304C	12, SWEET BRIAR COURT, ASTBURY, CW12 4GY		No Objection
20/5287T	3, HILLEDEN RISE, CONGLETON, CW12 3DR		REJECT DUE TO – Trees appear to be healthy, pruning would be adequate if required
20/5250C	57, DALE CRESCENT, CONGLETON, CHESHIRE, CW12 3EP		No Objection
20/3240C	HEATHER BANK FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3NA	Pecuniary – S A Holland	REJECT DUE TO – <ul style="list-style-type: none"> - Highway and safety issues - Traffic generation - Vehicular access - Noise and disturbance from use - Hazardous materials and ground contamination - Access - Unacceptable environmental impact - Unsuitable ground conditions - Surrounded by houses, not suitable location due to 7 day operation
20/5140C	Land off, Union Street, Congleton, CW12 1JB		No Objection - Subject to adequate bin storage/amenity space NOTE – Concerns regarding Cladding complies with fire regulations
20/5407C	16, JOHNSON CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 3TQ		No Objection
20/5350T	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT		No Objection
20/5449C	2, DAVEN ROAD, CONGLETON, CW12 3RA		No Objection
20/5557C	DINGLENOOK, PEOVER LANE, CONGLETON, CW12 3QH		No Objection

20/5467C	23, Cross Lane, Congleton, CW12 3JU		No Objection
20/5026C	26, HIGH STREET, CONGLETON, CW12 1BD		No Objection – subject to adhering to HMO guidelines C3/C4
20/5027C	26, HIGH STREET, CONGLETON, CW12 1BD		No Objection – subject to adhering to HMO guidelines C3/C4
20/5254C	112, BROADHURST LANE, CONGLETON, CHESHIRE, CW12 1LA		No Objection – subject to the previous conditions relating to application 17/5885C apply
20/5636T	14 Fenton Close, Congleton, CW12 3TH		REJECT DUE TO – felling of trees not required due to trees being healthy
20/5307C	Weathercock Lane Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PS		No Objection – subject to heritage is considered and existing materials are used where possible

8. **PLANNING APPEALS**

None to Report

9. **LICENSING APPLICATIONS**

Barleyhops, 29 High Street, Congleton, CW12 1BG – Application noted

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

It was reported that there had been a meeting with David Malcolm, Head of Planning at Cheshire East to discuss the Astbury Place Bridge. The meeting was attended by Cheshire East Councillors Akers Smith, Brown, Holland and Murphy. It was proposed and agreed that a letter could be sent to Morris Homes from the Cheshire East Councillors to support the work being done by Cheshire East Officers to ensure that the bridge is delivered.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer gave a verbal update on the progress of the Neighbourhood Plan advising that it was intended to format the plan for Regulation 14 consultation and approval for the Neighbourhood Plan Steering Group.

Councillor P Duffy (Chair)