



# Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

11<sup>th</sup> February 2021

Dear Councillor

## **Planning Committee Meeting – Thursday 18<sup>th</sup> February 2021**

You are summoned to attend a meeting of the Planning Committee on **Thursday 18<sup>th</sup> February 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/88154453316?pwd=bmpUUHZ4RXU5c3c2MFBuaFJCRHFpdz09>

Meeting ID: 881 5445 3316

Passcode: 416178

- **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

Tel: 01260 270350

Email: [info@congleton-tc.gov.uk](mailto:info@congleton-tc.gov.uk) [www.congleton-tc.gov.uk](http://www.congleton-tc.gov.uk)

## 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 14<sup>th</sup> January 2021 (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 11<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup> January and 1<sup>st</sup> February 2021
- Lists for subsequent weeks will be circulated when received.

**List week commencing: 11<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup> January & 1<sup>st</sup> February 2021**

<b>Planning Application Number</b>		<b>Details</b>
1.	<u>19/5596C</u>	Land Off Viking Way, Congleton, CW12 1TT Outline Application for residential development Note: Parish - Brereton Rural/Hulme Walfield and Somerford Booths
2.	<u>20/5859C</u>	Mount Pleasant Farm, Giantswood Lane, Congleton, CW12 2JJ Outline application for demolition of buildings and the erection of up to 50 dwellings Note: Parish - Brereton Rural/Hulme Walfield and Somerford Booths
3.	<u>20/5867C</u>	Sandy Lane Farm, Giantswood Lane, Hulme Walfield, CW12 2JJ Residential development for up to 9 houses Note: Parish - Brereton Rural/Hulme Walfield and Somerford Booths
4.	<u>21/0059C</u>	Congleton Leisure Centre, Worrall Street, Congleton, CW12 1DT Variation of Condition 2 on approval 18/6319C
5.	<u>21/0275D</u>	Congleton Leisure Centre, Worrall Street, Congleton, CW12 1DT Discharge of condition 8 on approval 18/6319C.
6. *	<u>21/0081D</u>	80 Holmes Chapel Road, Congleton, CW12 4NX Discharge of conditions 3, 4 & 5 on approved application 20/1219C - Approval of reserved matters (appearance, scale, landscaping and layout) following outline approval 19/3770C - Proposed three-bed detached bungalow within the rear garden of 80 Holmes Chapel Road, Congleton
7. *	<u>21/0167C</u>	30 Astbury Lane Ends, Congleton, CW12 3AY Removal of garage & building and construct two storey side & single storey rear extension including loft conversion
8. *	<u>21/0164C</u>	34 Goldfinch Close, Congleton, CW12 3FB Proposed single storey side extension.
9. *	<u>21/0183C</u>	21, JOHNSON CLOSE, CONGLETON, CW12 3TQ First floor side/front and two storey side extension
10. *	<u>21/0139C</u>	8, EASTCOTT CLOSE, CONGLETON, CHESHIRE, CW12 4QL Prior approval of a single storey rear extension extending 4.00 metres beyond the rear wall, maximum height of 3.30 metres and eaves height of 2.45 metres.
11.	<u>21/0226C</u>	MOSSLEY HOUSE LODGE, BIDDULPH ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 3LQ Redevelopment of the site, including the demolition of the current buildings, and the construction of a new dwelling, with associated landscaping and parking.
12.	<u>21/0210C</u>	Land At, BACK LANE, CONGLETON Non-material amendment to 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
13.	<u>21/0136C</u>	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR Variation to section 106 agreement relating to application 16/2189C -

		Variation of conditions 4, 5, 6, 7, 8, 9, 14, 15, 17, 18, 20, & 24 to planning application 13/4216C - Outline planning for the development of land for up to 150 dwellings, community facilities and associated infrastructure
14. *	<u>21/0252C</u>	62, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT Double story rear extension, to allow additional bedroom at first floor and open plan living at ground, with single story utility side extension.
15. *	<u>21/0271D</u>	17 Gosling Way, Congleton, CW12 4WD Discharge of conditions 3 & 6 on approved application 18/0486C - Demolition of existing detached garage and erection of a new dwelling house and associated detached double garage within the curtilage of existing dwelling. Plus the erection of a single story attached garage to the side of the existing dwelling house.
16. *	<u>21/0273C</u>	ONS GELUCK, 15A, FOL HOLLOW, ASTBURY, CW12 4HT Non Material Amendment on application 20/0373C - Proposed side & rear extension, front porch, detached garage and additional vehicle access.
17.	<u>21/0473C</u>	78, Holmes Chapel Road, CONGLETON, Cheshire, CW12 4NG Removal of green house, carport and shed and the construction of single storey side and rear extension to form granny annex and kitchen extension
18. *	<u>21/0478C</u>	Land to the East of Blackfirs Lane and to the South of Back Lane, Somerford Non-material amendment on application 19/3624C - Approval of matters reserved in outline application 16/1922C; appearance, landscaping, layout and scale pursuant to outline planning permission for the erection of 200 dwellings
19. *	<u>21/0472C</u>	69, ANTROBUS STREET, CONGLETON, CW12 1HE Renovation of an existing mixed-use property
20. *	<u>21/0359C</u>	88 Waggs Road, Congleton, CW12 4BU Two storey side facing extension
21. *	<u>21/0465C</u>	21, SOUTH BANK GROVE, CONGLETON, CW12 3DU Prior approval of a single storey rear extension extending 4.90 metres beyond the rear wall, maximum height of 3.00 metres and eaves height of 3.00 metres
22. *	<u>21/0420C</u>	71 Rood Hill, Congleton, CW12 1NH Proposed drop kerb between driveway and road
23. *	<u>21/0442C</u>	24, PADGBURY LANE, CONGLETON, CW12 4LP Front side and rear single storey extensions
24.	<u>21/0377C</u>	46, LAWTON STREET, CONGLETON, CW12 1RS Proposed single storey rear extension, erection of canopies over rear garden and erection of rear external stair to access first floor. First and second floor flat to be converted to B&B accommodation with total of 5No. bedrooms
25.	<u>21/0378C</u>	46, LAWTON STREET, CONGLETON, CW12 1RS Advertisement consent for timber sign on steel post to positioned at rear of site.
26. *	<u>21/0480C</u>	43 Thames Close, CONGLETON, CW12 3RL Two storey side facing extension and single storey rear facing extension

27.	<u>21/0476T</u>	14, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG Two Beech Trees T1 Tree on left:- 5% crown fin removal, crown lift to 6 metres and removal of dead wood T2 Tree on right:- Crown lift to 6 metres and removal of dead wood
28.	<u>21/0535T</u>	54, SWAN STREET, CONGLETON, CW12 4BW Tree works to 5 ash trees to reduce height by 10m and crown reduction by 5m
29.	<u>21/0589C</u>	Peel Croft, NEWCASTLE ROAD, ASTBURY, CW12 4HS Removal of a small part of hedge along the boundary of Peel Croft, replaced with a wall and gate. Construction of a wall between Peel Croft and Peel Cottage along the boundary. Partial removal of hedge along the boundary of Peel Cottage to be replaced with a gate and pillars of like construction to that along the edge of Peel Croft, along with dropping the curb to provide new access to the properties of Peel Cottage and Robbin Cottage.
30.	<u>21/0320C</u>	NORTEK CAR PARK, TOMMYS LANE, CONGLETON Application for 9no. affordable apartments.
31.	<u>21/0579C</u>	Land Adjacent to 22, WOOLSTON AVENUE, CONGLETON, CW12 3DY Proposed residential development of 8No. One Bed Apartments.

#### 8. Planning Appeals

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

Appeal made in respect of Refusal - 20/2026C – Canalside Farm, Harvey Road, Congleton

#### 9. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council - Licensing Applications

- Tiffin Hub, 1<sup>st</sup> Floor Tiffin Hub, Manchester Road, Congleton, CW12 1NP
- Bear Grills, Market Street, Congleton, CW12 1BP
- Lion & Swan Hotel, West Street, Congleton, CW12 1JR

#### 10. Tree Protection Orders

To discuss the enforcement of conditions relating to replacement trees.

#### 11. Section 106 Updates

To receive any updates relating to Section 106 agreements.

#### 12. Planning Enforcement

To receive any updates on Planning Enforcement.

13. 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 14<sup>th</sup> JANUARY 2021 – 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  
J Parry  
J Smith  
K Wesley

Councillor Chadwick – attended – not member of this Committee

Councillors Brown and Moreton, who are not members of this Committee, attended and did not vote on any items. Councillor 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 Councillors Hemsley and Rogan.

2. **MINUTES**

PLN/18/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 17<sup>th</sup> December 2020 be approved and signed by the Chairman as a correct record with the addition of an action for the Chief Officer to follow up a query on an existing car park at Heather Bank Farm, Congleton Edge Road, Congleton in relation to application 20/3240C.

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 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/19/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
20/5590D	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection
20/5526C	Daven Primary School, NEW STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 3AH		No Objection
20/5658C	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ	NP - All Councillors due to previous discussions	<b>REJECT DUE TO –</b> <ul style="list-style-type: none"> <li>- Contrary to Planning Policy</li> <li>- Insufficient information on the new recycling site</li> <li>- Until such time there is a firm commitment from Cheshire East to provide an alternative site as approved and budgeted for by the full Cheshire East Council on 20<sup>th</sup> February 2021.</li> <li>- Replacement trees provided for any loss of trees</li> <li>- Nature conservation. This site is adjacent to Warburtons Wood and contains a strip of woodland that appears on the national inventory of priority</li> </ul>



			<p>woodland habitats as per Conservation Officers Report</p> <ul style="list-style-type: none"> <li>- Ground contamination from the existing recycling centre</li> </ul>
20/5483T	45, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
20/5712D	VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD		No Objection – Commend the Travel Plan but would suggest the survey include visitors and work with the bus companies
20/5636T	14, FENTON CLOSE, CONGLETON, CW12 3TH		<b>REJECT DUE TO</b> – felling of trees not required due to trees being healthy
20/5665C	The Coach and Horses, Under Rainow Road, Congleton, CW12 3PL		<p><b>REJECT DUE TO</b> –</p> <ul style="list-style-type: none"> <li>- Existing facility should be preserved and would support the community in making a Community Asset claim</li> <li>- Failed to provide a Heritage Statement and detailed Heritage Impact Assessment prepared by a suitably qualified independent heritage consultant.</li> </ul> <p>Furthermore, we agree with Cheshire East Conservation and Design Team's comments that this application should be refused for reasons which include some of the proposed internal alterations were unacceptable, proposed rear two-storey extension is overwhelming and dominates the rear elevation so that it is harmful to the surviving Georgian character reinstate a traditional pitched roof to the stone outbuilding being used to create a double garage.</p>
20/5755C	83, FERN CRESCENT, CONGLETON, CW12 3HQ	NP – D Murphy	No Objection
20/5751D	Davenshaw Mill, BUXTON ROAD, CONGLETON, CW12 2DN		No Objection

20/5752D	The Lion & Swan, Swan Bank, Congleton CW12 1AH		No Objection
20/5829C	Fern Cottage, 6 Congleton Edge Road, Congleton, CW12 3JJ		No Objection – Subject to a condition ensuring the ancillary annexe cannot be sold separately to the main building
20/5846C	29 Giantswood Lane, Congleton, CW12 2HG		No Objection
20/5857D	Lion And Swan Hotel, WEST STREET, CONGLETON, CW12 1JR		<b>REJECT DUE TO –</b> Attempting to clear conditions prematurely
20/5858D	Lion And Swan Hotel, WEST STREET, CONGLETON, CW12 1JR		<b>REJECT DUE TO –</b> Attempting to clear conditions prematurely
20/5860D	Lion And Swan Hotel, WEST STREET, CONGLETON, CW12 1JR		<b>REJECT DUE TO –</b> Attempting to clear conditions prematurely
20/5865C	Overedge, BROOKHOUSE LANE, CONGLETON, CW12 3QP	NP – R Moreton	A member of the public spoke in objection to this application <b>REJECT DUE TO –</b> <ul style="list-style-type: none"> <li>- Overbearing, overlooking and loss of privacy</li> <li>- Intrusion into the green belt, harmful to the openness of the greenbelt</li> <li>- Inadequate drainage, hazardous materials and ground contamination</li> <li>- Noise and disturbance from use</li> <li>- Vehicular access, access to site very narrow</li> <li>- Environmental and health grounds in respect of manure storage</li> <li>- Intrusion into privacy of neighbours, no screening</li> </ul>
20/5863C	13, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
21/0026C	27, THISTLE WAY, CONGLETON CW12		No Objection

20/5819C	Land Off, Barn Road, Congleton		<b>REJECT DUE TO –</b> Clutterage of signage and the illuminated sign of 32.8 ft being too high
20/5799C	Former Site of Vale Mill, Priesty Fields, Congleton , CW12 4AQ		Wholehearted support to the additional facilities being provided
21/0104T	10 Randles View, Congleton, Cheshire, CW12 3JN		No Objection
21/0117T	1, BRADBURY GARDENS, CONGLETON, CW12 3SR		No Objection

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**

Councillor Martin raised an issue with the street lights by the Tall Ash Site. Councillor Moreton stated that he has raised this with Cheshire East and is awaiting a response. Councillors Brown and Murphy asked to be updated and offered Councillor Moreton any help if required.

12. **NEIGHBOURHOOD PLAN**

No update since the last meeting.

Councillor P Duffy (Chair)