



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

10th March 2021

Dear Councillor

Planning Committee Meeting – Thursday 18th March 2021

You are summoned to attend a meeting of the Planning Committee on **Thursday 18th March 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/87208931020?pwd=dkVqYTZuY2ZQV1pYZjhodHY0UW9adz09>

Meeting ID: 872 0893 1020

Passcode: 741178

- **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

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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 18th February 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

Date	Planning Application	Action	Progress
14.1.21	x	Ward Councillors to write to Morris Homes re bridge to the park – Cllr SAS	
14.1.21	20/3240C	C Officer to send letter to Planning Enforcement re car parking provision on site	Letter sent 8.2.21
18.2.21		The Chief Office and Chairman to discuss the monitoring of Tree Protection Orders.	

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 Section 1

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

For members of the public who are wishing to comment about specific applications.

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.

9.1	Lion & Swan, West Street, Congleton, CW12 1JR	Licensing applications
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10. Section 106 Updates

To receive any updates or agree actions relating to Section 106 agreements.

11. Planning Enforcement

To receive any updates on Planning Enforcement and agree any actions .

12. Neighbourhood Plan

To receive updates for the progress for the Neighbourhood Plan .

13. Proposed Changes to the NPPF – February 2021

To discuss the proposed changes to the NPPF – report to follow.

14. Planning Applications Section 2

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

List weeks commencing: 8 th , 15 th , 22 nd , February and 1 st March		
Planning Application Number		Details
1.	21/0803T	Vale Allotments site, off VALE WALK, CONGLETON, CW12 4AG Yew (T1) - fell because of inappropriate species in a hedgerow of hawthorn and sycamore, interference with overhead cables, undue proximity to No. 1-3 Vale Walk, and in the long term likely harm to adjoining wall onto Vale Walk forming boundary of the Conservation Area . Replant with one hawthorn in position 1 metre to west of the position of the yew, and maintain hawthorn as part of the hedgerow along the boundary wall.
2.	21/0572C	Rear Garden of 12 BOOTH STREET, CONGLETON, CW12 4DG Outline application for the erection of a pair of semi detached houses
3. *	21/0741C	6 , Higginson Close, Congleton, CW12 3SU Rear, ground floor, flat roof extension
4. *	21/0687D	Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH Discharge of Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16 & 17 on 18/2765C - The demolition of an existing open-sided hay barn and monopitched store and the extension, re-ordering and conversion of 2 No. brick built barns to residential use, including the construction of a new external terrace and stair to access the adjoining canal bank
5. *	21/0690D	Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH Discharge of Conditions 1, 2, 3, 4, 5, 6, 7, 8 & 9 on 18/2764C - Listed building consent for the demolition of an existing open-sided hay barn and monopitched store and the extension, re-ordering and conversion of 2 No. brick built barns within the curtilage of a Grade II listed building to residential use, including the construction of a new external terrace and stair to access the adjoining canal bank.
6. *	21/0938D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Discharge of conditions 7 and 8 for approved app 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
7. *	21/0944D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Discharge of conditions 3, 6, 7, 8, 9, 15 and 16 for approved app 20/4753C- 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.
8. *	21/0950D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Discharge of conditions 5 and 8 on registered app 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.
9. *	21/0956C	52, LEEK ROAD, CONGLETON, CW12 3HU Single Storey rear extension in place of existing extension and conservatory
10.	21/0964C	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON Non-material amendment to application 14/4452C - Erection of up to 95 dwellings with associated infrastructure (Phase 2)
11.	21/0923C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY Non-material amendment to application 18/2049C - Approval of the reserved matters; Appearance, Landscaping, Layout and Scale for the development of 236 dwellings
12.	21/0980T	12, BARNETT GROVE, CONGLETON, CW12 4WF Works to Betula (Silver Birch) Tree
13.	21/0790C	CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ Erection of a Golf Teaching Studio and Simulator (wooden) Standalone Building.
14. *	21/1096C	11, CUMBERLAND ROAD, CONGLETON, CW12 4PH Proposed single storey rear extension & two storey side extension.
15.	21/1093C	7, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB Prior approval for a change of use from shop to cafe/dog grooming parlour.
16.	21/1111C	37, TRINITY PLACE, CONGLETON, CW12 3JB Proposed two storey side extension with internal alterations.
17. *	21/1139C	Bradshaw Cottage, COLEHILL BANK, CONGLETON, CW12 3AD Garage with games room in roof
18. *	21/0935C	4, LOCKE RISE, CONGLETON, CW12 3SN Proposed internal access to existing garage and installation of bi-fold doors in place of garage door.
19. *	21/1064C	23, Cross Lane, CONGLETON, Congleton, CW12 3JU Rear and side facing single storey extension and alterations to form two front facing dormers
20. *	21/1207C	27 Southlands Road, Congleton, CW12 3JY Proposed demolition of existing conservatory with replacement ground floor side and rear extension and internal modification

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 18th FEBRUARY 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
R Hemsley
A Martin
J Parry
J Smith
K Wesley

Councillors M Amies – 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.
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 Holland and Rogan.

2. MINUTES

PLN/20/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 14th January 2021 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 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

The Chief Officer reported that he had written to Cheshire East regarding a query on an existing car park at Heather Bank Farm, Congleton Edge Road, Congleton in relation to application 20/3240C. No response had yet been received.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

None received

6. URGENT ITEMS

None received.

7. PLANNING APPLICATIONS

PLN/21/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
19/5596C	Land Off Viking Way, Congleton, CW12 1TT	NP – P Duffy D. Amies R Douglas R Hemsley	A member of Hulme Walfield Parish Council spoke in respect of this application. REJECT DUE TO – <ul style="list-style-type: none">- Highway and safety issues- Traffic generation onto Giantswood Lane- Additional traffic will cause the loss of cycling and walking facilities- Impact on nature conservation- Concerns over the local water table and its impact upon Westlow Mere
20/5859C	Mount Pleasant Farm, Giantswood Lane, Congleton, CW12 2JJ	NP – P Duffy D. Amies R Douglas R Hemsley	A member of Hulme Walfield Parish Council spoke in respect of this application. REJECT DUE TO – <ul style="list-style-type: none">- Highway and safety issues- Traffic generation onto Giantswood Lane- Additional traffic will cause the loss of cycling and walking facilities- Impact on nature conservation- Concerns over the local water table and its impact upon Westlow Mere- All sites in LPS27 should be

			integrated and not accessed via Giantswood Lane until traffic calming measures are in place to prevent the Lane being used to access Congleton
20/5867C	Sandy Lane Farm, Giantswood Lane, Hulme Walfield, CW12 2JJ	NP – P Duffy D. Amies R Douglas R Hemsley	<p>A member of Hulme Walfield Parish Council spoke in respect of this application.</p> <p>REJECT DUE TO –</p> <ul style="list-style-type: none"> - Highway and safety issues - Traffic generation onto Giantswood Lane - Additional traffic will cause the loss of cycling and walking facilities - Impact on nature conservation - local water table and its impact upon Westlow Mere - All sites in LPS27 should be integrated and not accessed via Giantswood Lane until traffic calming measures are in place to prevent the Lane being used to access Congleton - Concerns regarding the general water supply - Access issues to the site - Insufficient parking - Impact on the environment
21/0059C	Congleton Leisure Centre, Worrall Street, Congleton, CW12 1DT		No Objection
21/0275C	Congleton Leisure Centre, Worrall Street, Congleton, CW12 1DT		No Objection
21/0081D	80 Holmes Chapel Road, Congleton, CW12 4NX		No Objection
21/0167C	30 Astbury Lane Ends, Congleton, CW12 3AY		No Objection
21/0164C	34 Goldfinch Close, Congleton, CW12 3FB		No Objection
21/0183C	21, JOHNSON CLOSE, CONGLETON, CW12 3TQ		REJECT DUE TO – Loss of light to 27 Biddulph Road
21/0139C	8, EASTCOTT CLOSE, CONGLETON, CHESHIRE, CW12 4QL		No Objection

21/0226C	MOSSLEY HOUSE LODGE, BIDDULPH ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 3LQ		No objection subject to – <ul style="list-style-type: none">- Any loss of trees are replaced- Checks made regarding the side gate and access onto a private road
21/0210C	Land At, BACK LANE, CONGLETON		No objection subject to – Concerns regarding the amount of affordable homes being insufficient and request that these are “pepperpotted” throughout the development
21/0136C	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR		No Comment
21/0252C	62, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT		REJECT DUE TO – <ul style="list-style-type: none">- Too large and overbearing
21/0271D	17 Gosling Way, Congleton, CW12 4WD		No Objection
21/0273C	ONS GELUCK, 15A, FOL HOLLOW, ASTBURY, CW12 4HT		No Objection
21/0473C	78, Holmes Chapel Road, CONGLETON, Cheshire, CW12 4NG		No Objection
21/0478C	Land to the East of Blackfirs Lane and to the South of Back Lane, Somerford		No Objection
21/0472C	69, ANTROBUS STREET, CONGLETON, CW12 1HE		No Objection
21/0359C	88 Waggs Road, Congleton, CW12 4BU		No Objection
21/0465C	21, SOUTH BANK GROVE, CONGLETON, CW12 3DU		No Objection
21/0420C	71 Rood Hill, Congleton, CW12 1NH		No Objection
21/0442C	24, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection

21/0377C	46, LAWTON STREET, CONGLETON, CW12 1RS		No Objection
21/0378C	46, LAWTON STREET, CONGLETON, CW12 1RS		No Objection
21/0480C	43 Thames Close, CONGLETON, CW12 3RL		No Objection
21/0476T	14, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG		Refer to the Tree Preservation Officer
21/0535T	54, SWAN STREET, CONGLETON, CW12 4BW		REJECT DUE TO – - Excessive reduction in height
21/0589C	Peel Croft, NEWCASTLE ROAD, ASTBURY, CW12 4HS		No Objection – request replacement hedge be planted
21/0320C	NORTEK CAR PARK, TOMMYS LANE, CONGLETON		No Objection – subject to concerns regarding safety on Buxton Road being noted and would request a crossing
21/0579C	Land Adjacent to 22, WOOLSTON AVENUE, CONGLETON, CW12 3DY	NP – All Councillors	A member of the public spoke on behalf of residents in objection to this application. REJECT DUE TO – - Overdevelopment of the site - No amenity space - Insufficient parking - Loss of privacy - Out of keeping with the surrounding area NOTE – Councillors requested that the statement which was read out by the member of the public be forwarded to Cheshire East Council
21/0614D	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX		No Objection
21/0568C	Proposed, CONGLETON LINK ROAD, CONGLETON		No Objection
21/0571D	ELIZABETH MILL, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT		No Objection
21/0737C	36, LEEK ROAD, CONGLETON, CW12 3HU		No Objection
21/0749C	4, ISIS CLOSE, CONGLETON, CW12 3RT		No Objection
21/0672D	Lion And Swan Hotel, WEST STREET,		No Objection

	CONGLETON, CONGLETON, CHESHIRE, CW12 1JR		
21/0676D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/0680D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/0707C	Weathercock Lane Farm, WEATHERCOCK LANE, CONGLETON, CW12 3P		No Objection

8. **PLANNING APPEALS**

The following appeal was noted –

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

9. **LICENSING APPLICATIONS**

The following licenses were noted -

- Tiffin Hub, 1st 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**

The Chief Officer reported on correspondence he had with a member of the public and confirmed that he would forward this to Councillors.

It was suggested that the Town Council put a section on the website regarding Tree Protection Orders with information linking to Cheshire East Council.

The Chief Office and Chairman agreed to discuss the monitoring of Tree Protection Orders.

11. **SECTION 106 UPDATES**

None to report.

12. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer reported an update regarding Astbury Place bridge and would update Councillors when he had more information.

13. **NEIGHBOURHOOD PLAN**

No progress to report.

Councillor P Duffy (Chair)