



# Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford CILCA**

12<sup>th</sup> May 2021

Dear Councillor

**Planning Committee Meeting – Thursday 20<sup>th</sup> May 2021**

You are summoned to attend a meeting of the Planning Committee on  
**Thursday 20<sup>th</sup> May 2021** commencing at **7.00 pm**.

The meeting will be held in the Town Hall, High Street, Congleton, Cheshire, CW12 1BN

- **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 15<sup>th</sup> April 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		Ward Councillors to write to Morris Homes re bridge to the park – Cllr SAS	No progress beyond discussions taking place between CEC Legal team and Morris Homes Legal team
14.1.21	20/3240C	Chief Officer to send letter to Planning Enforcement re car parking provision on site	Letter sent 8.2.21 Planning Enforcement reference FS305766401
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	No progress to report
27.4.2021		Astbury Place Bridge Latest update April 2021	The Council has now received Morris Homes’ undertaking to cover its Legal and Surveyor’s fees upon exchange of the Agreement for licence for investigations, licence for works and lease. We have been asked to issue the draft licence for investigations as a priority and which are already being prepared. I understand that the site investigations are provisionally booked for 24.5.21 which will tell us all much more once the findings are presented.

5. **Questions from Members of the Public**

None received.

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.**

Planning Application Number	Details
	None received for section 1

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	None to report at time of agenda produced	
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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. Planning Applications Section 2

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

List weeks commencing: 5 <sup>th</sup> , 12 <sup>th</sup> , 19 <sup>th</sup> , 26 <sup>th</sup> April & 3 <sup>rd</sup> May 2021		
Planning Application Number		Details
1.	<a href="#">21/2006T</a>	9, FENTON CLOSE, CONGLETON, CW12 3TH [T1] Poplar: Located at front of property within border adjacent to garage. Proposal: Sectional dismantle to ground level leaving stump at approx 0.5m, treat resulting stump with Eco-plugs to help prevent regrowth.
2. *	<a href="#">21/1967C</a>	THE SPINNEY, MIDDLE LANE, CONGLETON, CHESHIRE, CW12 3PU Non material amendment on application 20/5154C - Alterations including raising part of ridge to form first floor accommodation within the roof space at The Spinney.
3. *	<a href="#">21/0779C</a>	101, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FL Replacement of conservatory with rear single storey extension
4. *	<a href="#">21/1603C</a>	49, HOWEY HILL, CONGLETON, CW12 4AF Side and rear single storey extensions
5. *	<a href="#">21/2220C</a>	40, BOUNDARY LANE, CONGLETON, CW12 3HZ Duel pitch to replace flat roof
6. *	<a href="#">21/1695C</a>	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Listed building consent sought for the temporary removal of existing signage, lighting and satellite dishes to facilitate the cleaning of the facade. Listed building consent sought for intrusive investigations to be undertaken at strategic locations inside the building. Listed building consent sought for the cleaning of the South boundary wall of the car park to remove existing white paint
7.	<a href="#">21/2191C</a>	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD Non-material amendment to 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
8. *	<a href="#">21/2285C</a>	71, ROOD HILL, CONGLETON, CW12 1NH Proposed drop kerb between driveway and road with associated parking layout alterations
9. *	<a href="#">21/2286M</a>	First Congleton Scout Group, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT Reroofing of the asbestos covered pitched roof at the 1st Congleton Scout Group Scout hut
10. *	<a href="#">21/2188D</a>	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT Discharge of condition 10 on approved app 18/6251C- Change of use for creation of new Artificial Grass Pitch (AGP), installation of new 4.5m high

		ball stop fencing and entrance gates to AGP perimeter, installation of new 2.0m high and 1.2m high pitch perimeter barrier and entrance gates within AGP enclosure, installation of new 4m high acoustic barrier along the Northern AGP perimeter, installation of new hard standing areas, installation of new floodlight system, installation of new maintenance equipment store located within AGP enclosure
11. *	<a href="#">21/2394C</a>	The Lion and Swan, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AH Listed building consent to install internal secondary glazing units into existing window reveals on the lower ground floor
12. *	<a href="#">21/2405C</a>	21, JOHNSON CLOSE, CONGLETON, CW12 3TQ First floor side, single storey front and two storey side extension
13.	<a href="#">21/2370C</a>	23, Cross Lane, Congleton, CW12 3JU Proposed detached dwelling
14. *	<a href="#">21/2331C</a>	13, WILLIAM STREET, CONGLETON, CW12 2EY Prior approval of a single storey rear extension extending 6.0 metres beyond the rear wall, maximum height of 2.8 metres and eaves height of 2.1 metres.
15.	<a href="#">21/2333C</a>	27, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG Demolition and rebuilding and siting of existing domestic garage in a conservation area
16.	<a href="#">21/2334C</a>	27, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG Re Building and siting of existing domestic garage
17. *	<a href="#">21/2338C</a>	21, CHURCHILL CLOSE, CONGLETON, CHESHIRE, CW12 4QU Side single storey extension
18. *	<a href="#">21/2446C</a>	52, BIDDULPH ROAD, CONGLETON, CW12 3LG Rear facing single storey extension
19. *	<a href="#">21/2352C</a>	54, BIDDULPH ROAD, CONGLETON, CW12 3LG Side facing two storey extension
20. *	<a href="#">21/2521C</a>	62, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT Double rear extension, to allow additional bedroom at first floor and open plan living at ground, with single story utility side extension
21.	<a href="#">21/2518C</a>	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG Single storey rear extension, two storey front garage extension and new front covered porch
22. *	<a href="#">21/2425C</a>	9, ABBOTTS CLOSE, CONGLETON, CW12 3JD Rear and side extension at ground floor level, a new bay window to the front and dormer to the rear of the dwelling.
23. *	<a href="#">21/2495C</a>	8, LONGDOWN ROAD, CONGLETON, CW12 4QJ Proposed SS side extension's for ensuite, dressing room & open plan kitchen, family, dining
24. *	<a href="#">21/2477C</a>	19, NORFOLK ROAD, CONGLETON, CW12 1PA Non-material amendment to approved application 16/2130C - Two storey side extension, single storey rear extension and small front porch to a semi detached dwelling.

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 15<sup>th</sup> APRIL 2021 – Via Zoom**

**Please note These are draft minutes and will not be ratified until the next meeting of the Planning Committee**

Prior to the commencement of the meeting there was a two minute silence in memory of HRH Prince Philip, Duke of Edinburgh – this was attended by the Town Mayor

**PRESENT**

Councillor A Martin – Vice Chair In the Chair

D Amies

R Douglas

S Firkin

J Smith

K Wesley

Councillor Moreton, who is not a member of this Committee, attended and did not vote on any items.

Councillor Murphy, ex-officio, attended and did not vote on any items.

**1. APOLOGIES**

Apologies for absence were submitted from Councillor Duffy and also Councillor Parry who had technical connection issues.

**2. MINUTES**

PLN/25/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 18<sup>th</sup> February 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.

Councillor Moreton declared a “non pecuniary” interest as he is a member of Cheshire East Council but not a member of this Committee.

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



4. **OUTSTANDING ITEMS**

Date	Planning Application	Action	Progress
14.1.21		Ward Councillors to write to Morris Homes re bridge to the park – Cllr SAS	No progress beyond discussions taking place between CEC Legal team and Morris Homes Legal team
14.1.21	20/3240C	Chief Officer to send letter to Planning Enforcement re car parking provision on site	Letter sent 8.2.21 Planning Enforcement reference FS305766401
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	No progress to report
15.4.2021		The Chief Officer reported that discussions regarding the awareness and enforcement of TPO's would be discussed at the Green Group	

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

Question from Mrs. V Scaresbrook

Will Congleton Town Council recommend to CE that should any other Morris Homes' planning applications come forward, that any final planning decisions should be delayed until this bridge is built?

The Chief Officer reported that he would check the legal position and report back to the resident.

6. **URGENT ITEMS**

None received.

7. **PLANNING APPLICATIONS – Section 1**

For members of the public who are wishing to comment about specific applications.  
None received for section 1.

8. **PLANNING APPEALS**

None received.

9. **LICENSING APPLICATIONS**

None to report.

10. **SECTION 106 UPDATES**

The Chief Officer reported that he had received a comprehensive list from Cheshire East Council and he will forward information to Councillors.

11. **PLANNING ENFORCEMENT**

Nothing to add – covered in outstanding actions.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer reported he had received some information from Andrew Thompson which he would forward to Councillors.

13. **NEW PERMITTED DEVELOPMENT RIGHTS**

The Chief Officer reported that he had forwarded information to Councillors which was just to give them an awareness of the new situation.

14. **PLANNING APPLICATIONS - SECTION 2**

PLN/26/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/1422C	PEDLEY HOUSE FARM, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3QD		No Objection
21/1396T	Land Opposite Bath Vale Works, BATH VALE, CONGLETON		No Objection
21/1666T	18, BARNETT GROVE, CONGLETON, CW12 4WF		No Objection
21/0951C	4, HILLESSEN RISE, CONGLETON, CW12 3DR		No Objection
21/1512D	13, BURSLAM STREET, CONGLETON, CW12 3AF		No Objection
21/1459T	196, BIDDULPH ROAD, CONGLETON, CW12 3LS		No Objection – would request a replacement native species tree
21/1491C	The Limes, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection



21/1492C	The Quinta Primary School, ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12 4LX		<b>No Objection subject to the following</b> <ul style="list-style-type: none"> <li>- Car parking arrangements during the evening to be off-road would suggest West Heath Shopping Centre</li> <li>- Noise and visual mitigation to shield neighbours</li> <li>- Suitable drainage to protect neighbours from water run off</li> <li>- Retention of some grass land</li> <li>- Wildlife protection</li> </ul>
21/1359C	28, BOROUGH ROAD, CONGLETON, CHESHIRE, CW12 3HN		<b>No Objection subject to the following</b> Would encourage applicants to consider some acoustic protection for neighbours
21/1596C	Weathercock Lane Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PS		No Objection
21/1719D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/1722C	71, PARK LANE, CONGLETON, CW12 3DD		<b>No Objection – subject to</b> Replacement native tree
21/1723C	1, ULLSWATER ROAD, CONGLETON, CW12 4LX		No Objection
21/1748T	2, HILLESDEN RISE, CONGLETON, CW12 3DR		No Objection to T1, T3, T4 and T5 Concerns regarding T2 – Yew Tree – defer to the Cheshire East Tree Preservation Officer
21/1636C	18, NEWBY COURT, CONGLETON, CW12 4JS		No Objection
21/1788C	1, LENTHALL AVENUE, CONGLETON, CW12 3BE		No Objection
21/1798C	72 BOUNDARY LANE, CONGLETON, CW12 3JA	NP – J Smith – did not vote	No Objection
21/1940C	5, MALVERN CLOSE, CONGLETON, CW12 4PD		No Objection
21/1881C	85, Edinburgh Road, Congleton, CW12 3EN		No Objection
21/1960D	Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH		No Objection
21/1903C	7, MOSS ROAD, CONGLETON, CW12 3BN		No Objection