



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

9th June 2021

Dear Councillor

Planning Committee Meeting – Thursday 17th June 2021

You are summoned to attend a meeting of the Planning Committee on **Thursday 17th June 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

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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 20th May 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 25.5.2021 from Cheshire East Planning Enforcement Officer - In relation to the above enforcement case. I have visited the site and the car park area is made up of plastic grids which is filled with gravel and grass, this would fall under permitted development. I have also spoke with the planning officer for the site as the car park is mentioned in the design and access statement attached to the current planning application, the planning officer is of the same opinion as me that this would fall under permitted development.
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree	No progress to report

		Protection Orders.	
27.4.2021		Update provided from Cheshire East to Councillor S Akers Smith	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: 10th , 17th , 24th , 31st May 2021	
Planning Application Number	Details
1. 21/2280C	Land To The East Of, Viking Way, Congleton Change of use - The erection of 10 units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E (g) (iii), B2 and B8). NOTE – Eaton, Hulme Walfield & Somerford Booths Parishes
2. 21/2240C	Land Between Manchester Road And, Giantswood Lane, Hulme Walfield Application seeking detailed consent via Reserved Matters approval following Outline application 17/1000C for 454 dwellings and the associated infrastructure and open space on Land off Giantswood Lane and Manchester Road, Congleton. NOTE – Eaton, Hulme Walfield & Somerford Booths Parishes
3. * 21/2576D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Discharge of conditions 4, 5, 7 and 10 on approved 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.
4. * 21/2577D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR

		Discharge of conditions 5, 6 and 7 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
5. *	21/2578C	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Listed building consent for internal fit-out and finishes to the Lion and Swan refurbishment.
6. *	21/2579D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Discharge of conditions 3 and 5 for approved app 20/4753C- 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. *	21/2557C	56, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1BB Advertisement consent for 7 illuminated and non illuminated fascia signs and 1 illuminated projecting sign.
8. *	21/2689C	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Listed Building Consent for replacement of existing rooflight.
9. *	21/2700C	34, BIRCH ROAD, CONGLETON, CW12 4NR Erection of a detached ancillary granny annexe
10. *	21/2858C	22, PADGBURY LANE, CONGLETON, CW12 4LP Prior Approval for a larger single storey extension extending 5m from the rear elevation, max height 3.75m and 2.95m to the eaves
11. *	21/2829C	78, Holmes Chapel Road, CONGLETON, Cheshire, CW12 4NG First floor side extension
12.	21/2417C	Lion and Swan, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR Retention of air conditioning units and associated works
13. *	21/2707C	Rainow Farm, UNDER RAINOW ROAD, CONGLETON, CW12 3PL Cover over existing silage clamp, designed to house livestock, fodder and machinery.
14. *	21/2795C	11, SUSSEX PLACE, CONGLETON, CW12 1PD Proposed single storey side and rear elevation extension and raised decking area
15. *	21/2811D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Discharge of condition 3 on approval 20/4222C.
16.	21/2824C	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ Classroom extension
17. *	21/2814C	30, BIDDULPH ROAD, CONGLETON, CW12 3LG Two storey side extension with dormer loft extension
18. *	21/1863C	cloud view stables, NATHANS MEADOW, CONGLETON Change use of grass land
19.	21/2609C	7, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB We are proposing to change the use of a retail property into a Dog

		groomers and Dog friendly cafe. The property is already divided into two rooms which we plan to use by putting the Dog groomers in the rear room with the cafe in the front room.
20.	21/2743T	34, Dorchester House PARK LANE, CONGLETON, CW12 3DG Works to tree
21. *	21/2958M	BIRCH TREES, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2HH Proposed single storey extension to front elevation.
22. *	21/2939C	8, NEWCASTLE ROAD, CONGLETON, CW12 4HJ Proposed single storey side extension
23.	21/2555C	25, WEST STREET, CONGLETON, CW12 1JN Re-submission of permission 17/5149C- Change of use from retail to residential two dwellings and demolition of single storey annexe.
24. *	21/2943C	6, CLOUD VIEW, CONGLETON, CW12 3TP Certificate of proposed lawfulness for filling in of porch would not be projecting forward of the principal elevation, which is defined by the existing eaves line / pillars
25. *	21/2879C	14, BOUNDARY LANE, CONGLETON, CW12 3HZ First Floor extensions and ground floor side extension
26. *	21/2197D	14-16, LOWER HEATH, CONGLETON, CHESHIRE, CW12 1NJ Discharge of condition 4 on approval 21/0494C- Re-convert one property back to original two terraces and reinstatement of front door.
27. *	21/2858C	22, PADGBURY LANE, CONGLETON, CW12 4LP Prior Approval for a larger single storey extension extending 5m from the rear elevation, max height 3.75m and 2.95m to the eaves
28. *	21/2883D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL Discharge of conditions 5b & 5C on approved application 18/5907C- Amendment from three holiday cottages to single dwelling (resubmission)
29.	21/2851C	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR Variation of Condition 11 on 20/4753C - 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
30.	21/2863D	LAND WEST OF, PADGBURY LANE, CONGLETON Discharge of Condition 12 on 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
31. *	21/2803D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL Discharge of conditions 5b and 5c for approved app 18/5907C - Amendment from three holiday cottages to single dwelling
32. *	21/2924C	42, JOHNSON CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 3TQ First floor front facing extension and bay window with pitched canopy roof over.
33. *	21/2928C	32, TRURO CLOSE, CONGLETON, CW12 3BD Rear facing two storey and single storey extensions

To: Planning Committee Committee

Cllrs: Paul Duffy (Chair), Amanda Martin (Vice Chair)

Duncan Amies, Robert Douglas, Suzy Firkin, Robert Hemsley, Jean Parry, Mark Rogan,
James Smith & Kay Wesley

Ex Officio: Cllr Denis Murphy (Town Mayor), Cllr Margaret Gartside (Deputy Mayor)

Ccs: Other members of the Council for Information, Police, Honorary Burgess (3), Press (3),
Congleton Library, Congleton Information Centre.