



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

14th July 2021

Dear Councillor

Planning Committee Meeting – Thursday 22nd July 2021

You are summoned to attend a meeting of the Planning Committee on **Thursday 22nd July 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

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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 June 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
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	No progress to report
27.4.2021		Awaiting update from Cllr S Akers Smith	.

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	22 Ivy Gardens, Congleton, CW12 4GA - The Sale by Retail of Alcohol for consumption off the premises by delivery only Monday to Sunday 11:00 to 23:00 Each Day	
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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 (report forwarded to Cllrs 16.7.21. – A Thompson.

13. [Planning Applications Section 2](#)

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

List weeks commencing: 7 th , 14 th , 21 st and 28 th June & 5 th July 2021		
Planning Application Number		Details
1.	21/3179T	Greengables, 54, SANDBACH ROAD, CONGLETON, CW12 4LW Fell T2 Ash
2. *	21/3124C	3, SWAN BANK, CONGLETON, CONGLETON, CW12 1RY Listed building consent for general restoration and introduction of individual offices into existing rooms. Internal alterations (new fire doors, removal of non-original stud-partitioning, new wireless fire-alarm system, restoration of windows, restoration of finishes.
3. *	21/3300C	19, QUAYSIDE, CONGLETON, CW12 3AS Proposed single storey rear extension.
4. *	21/3243C	95, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT Rear and side single storey extesions and conversion of garage into study and garden store
5. *	21/3326C	53, TIDNOCK AVENUE, CONGLETON, CW12 2HN Front facing dormer extension that incorporates two bedrooms.
6.	21/3478T	The Jesus Christ Church Of Latter Day Saints, NEWCASTLE ROAD, ASTBURY, CHESHIRE Sycamore Group (GC006315) - recommend clear out crown, remove deadwood and fell other to ground level Silver Birch (GC006319) - recommend remove broken/hanging branches
7. *	21/3477C	25, LINKSWAY, CONGLETON, CW12 3BS Ground floor rear extension
8. *	21/3578C	Land West Of, PADGBURY LANE, CONGLETON Non-material amendment to approved application 17/3258C - Reserved matters application for appearance, landscaping, layout and scale following outline permission 13/4216C, and subsequent variation of condition application 16/2189C
9. *	21/3453C	Farm House Turnstone Grange, Land North of Back Lane, Somerford, Congleton The demolition of existing farmhouse buildings and the erection of 5 no. dwellings (Use Class C3) with landscaping and other associated works
10. *	21/3447D	Meadow Brook Barn, BROOKHOUSE LANE, CONGLETON, CW12 3QP Discharge of condition 3 on approved application 20/3592C - Oak framed garage and carport to replace existing garage.

11.	21/3473C	Aldi Foodstore Limited, MOUNTBATTEN WAY, CONGLETON, CHESHIRE, CW12 1DL Proposed subdivision and modification of existing retail A1 Unit to Units A, B and C, and internal alteration together with Change of Use application. Proposed Use Class to be: Unit A - Use Class E and B8 Unit B - Use class B8 with ancillary trade counter, trade and retail sale. Unit C - Use class B8 with ancillary trade counter, trade and retail sale
12. *	21/3466C	18, NORFOLK ROAD, CONGLETON, CHESHIRE, CW12 1PA Proposed two storey side extension.
13. *	21/3467C	3, GROSVENOR ROAD, CONGLETON, CW12 4PG Proposed single storey rear extension and re-instatement of existing garage.
14. *	21/3463D	Land At, BACK LANE, CONGLETON Discharge of Condition 17 parts d-g on 16/0514C - Outline application for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, access and associated infrastructure
15. *	21/3458C	5 , Davidson Avenue, Congleton, CW12 2EQ Proposed internal remodelling & extension to existing bungalow.
16. *	21/3462C	21, Woburn Drive, Congleton, CW12 3SS Proposed single storey rear extension to replace existing conservatory
17. *	21/3481C	12, MINTON CLOSE, CONGLETON, CHESHIRE, CW12 3TD Proposed two storey side extension
18.	21/3424C	LAND OFF, CHAFFINCH CLOSE, CONGLETON, CHESHIRE Change of use of land for the keeping of horses and for the erection of a stable block with associated hardstanding, fencing, gate and new access
19. *	21/3396C	Little Lowe Farm, 82, BUXTON ROAD, CONGLETON, CW12 2DY Non-material amendment to 17/2235C - Conversion of redundant barn into a dwelling along with the erection of 2No. new dwellings
20.	21/3404C	144 , St Johns Road, Congleton, CW12 2EH Changes to existing bungalow including: new dormer windows and glazed apex to front elevation, new French doors leading to balcony on left elevation, new double garage, new windows and doors, the conversion of the existing detached garage to form an annexe.
21. *	21/3485C	KEY GREEN COTTAGE, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3PY Two storey rear extension replacing existing outbuilding, with extension at ground floor to the side.
22. *	21/3496C	12, DALE CRESCENT, CONGLETON, CHESHIRE, CW12 3ER Application for a lawful development certificate for a proposed single storey mono pitch extension to the rear of the end terrace.

23.	21/3506D	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX Discharge of Conditions 7 & 8 on 20/3431C - Variation of conditions 2,7,8,11,13,15 and 17 on approval 19/0293C.
24.	21/3309C	66A, ROOD HILL, CONGLETON, CW12 1LQ Proposed conversion of existing commercial building into 2No. residential dwellings.
25.	21/3709T	Trees are located at various points at t, Astbury Mere Country Park, Astbury Mere Country Park, Sandy Lane, Congleton, CW12 4FR Please see attached documentation. Also included for reference is a whole site tree and woodland safety report The trees to be felled / pruned are all within or adjacent to an existing mature woodland, therefore no replacement planting has been scheduled. There is appropriate natural regeneration
26. *	21/3692C	60, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1PY Installation of an Amazon locker on a concrete base.
27.	21/3512C	Cenotaph/War Memorial, LAWTON STREET, CONGLETON Construction of two Interpretation/information plaques
28. *	21/3670C	32, FALMOUTH ROAD, CONGLETON, CW12 3BH Single Storey side extension with internal alterations forming doors and window adjustments

To: Planning Committee Members

Clrs: 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.

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17th JUNE 2021 in the Town Hall**

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

PRESENT

Councillor A Martin – Vice Chair - In the Chair

R Hemsley

J Parry

M Rogan

J Smith

K Wesley

Councillor D Murphy, ex-officio, attended the meeting until 7.25 p.m. when he left the meeting to attend a Civic engagement

Councillor D T Brown attended the meeting at 7.15 p.m. – he is not a member of the Committee

1. **APOLOGIES**

Apologies for absence were submitted from Councillors R Douglas, P Duffy, S Firkin and S Akers Smith (not a member of the Committee).

2. **MINUTES**

PLN/3/2122 RESOLVED: That the Minutes of the Meeting of the Committee held on 20th May 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 Brown declared a “non pecuniary” interest as he is a member of Cheshire East Council

Councillor Murphy declared a “non pecuniary” interest as he is a member of Cheshire East Council and an ex-officio member of this Committee. He did not vote on any items.

4. **OUTSTANDING ITEMS**

Date	Planning Application	Action	Progress
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 Follow up requested from Cheshire East on 20.5.2021
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	No progress to report
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. The Chief Officer reported that this is some progression. 17.6.2021 – Chief Officer reported that there had been no further update.

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

None received.

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**

No further updates.

11. **PLANNING ENFORCEMENT**

None

12. **NEIGHBOURHOOD PLAN**

The Chief Officer reported that the steering group met two weeks ago and agreed updates. Andrew Thomson has made amendments and re-circulated. It should be available for a Planning Strategy Group meeting within two or three weeks.

13. **PLANNING APPLICATIONS - SECTION 2**

PLN/4/2122 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/2280C	Land To The East Of, Viking Way, Congleton		No objection subject to – support given to the comments of the Parish Council
21/2240C	Land Between Manchester Road And, Giantswood Lane, Hulme Walfield		<p>REFUSE – due to the following –</p> <ul style="list-style-type: none"> - Insufficient affordable housing - No reference to vehicle charging points - Inadequate travel plan. Plan states public transport accessible. It is not. - Footpath and cycleways not linked to a cycleway on main road (needs funding) - There should be funding to support a circular bus route to town and in peak times to the station. This should be a consistent approach to all developments in the area (seed funding) - To maintain school provision the primary school should be completed by the time the development is 50% occupied
21/2576C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection

21/2577D	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2578D	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2579D	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2557C	56, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1BB		No Objection
21/2689C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2700C	34, BIRCH ROAD, CONGLETON, CW12 4NR		No Objection
21/2858C	22, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
21/2829C	78, Holmes Chapel Road, CONGLETON, Cheshire, CW12 4NG		No Objection
21/2417C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2707C	Rainow Farm, UNDER RAINOW ROAD, CONGLETON, CW12 3PL		No Objection
21/2795C	11, SUSSEX PLACE, CONGLETON, CW12 1PD		No Objection
21/2811D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON		No Objection
21/2824C	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ		No Objection subject to – <ul style="list-style-type: none"> - Ensuring that building waste is correctly removed (not dumped on the local green space) - Encourage the school to develop walking to school schemes to reduce parking problems
21/2814C	30, BIDDULPH ROAD, CONGLETON, CW12 3LG		No Objection
T21/1863C	cloud view stables, NATHANS MEADOW, CONGLETON		REFUSE – due to the following – <ul style="list-style-type: none"> - Intrusion into the green belt - Access not suitable for a large amount of cars
21/2609C	7, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB		No Objection
21/2743T	34, Dorchester House PARK LANE, CONGLETON, CW12 3DG		No Objection subject to – Replacing with young similar trees on their land
21/2958M	BIRCH TREES, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2HH		No Objection
21/2939C	8, NEWCASTLE ROAD, CONGLETON, CW12 4HJ		No Objection
21/2555C	25 WEST STREET, CONGLETON, CW12 1JN		No Objection

21/2943C	6, CLOUD VIEW, CONGLETON, CW12 3TP		No Objection
21/2879C	14, BOUNDARY LANE, CONGLETON, CW12 3HZ		No Objection
21/2197D	14 -16 LOWER HEATH, CONGLETON, CHESHIRE, CW12 1NJ		No Objection
21/2858C	22, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
21/2883D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		No Objection
21/2851C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2863D	LAND WEST OF, PADGBURY LANE, CONGLETON		REFUSE – due to the following – <ul style="list-style-type: none"> - Travel Plan inadequate, not ambitious enough and targets too low - Work with Cheshire East and the bus companies and request funding for bus routes for a regular service to town and the station
21/2803D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		No Objection
21/2924C	42, JOHNSON CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 3TQ		No Objection
21/2928C	32, TRURO CLOSE, CONGLETON, CW12 3BD		No Objection
21/2666C	Canalside Farm, HARVEY ROAD, CONGLETON, CW12 2PS		REFUSE – due to the following – <ul style="list-style-type: none"> - Intrusion into the green belt - Vehicle access poor - Buildings not structurally sound
21/3018C	14, DELAMERE ROAD, CONGLETON, CW12 4PA		No Objection
21/3137C	Hineswood Farm, Reades Lane, CONGLETON, CONGLETON, CW12 3PJ		No Objection
21/1972C	The Spinney, Middle Lane, Congleton, CW12 3PU		No Objection
21/2183C	3 Newcastle Road, Congleton, CW12 3PU	NP – R Hemsley	No Objection
21/2716D	Tall Ash Farm, 12 Buxton Road, Congleton, CW12 2DY		No Objection