



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

1st September 2021

Dear Councillor

Planning Committee Meeting – Thursday 9th September 2021

You are summoned to attend a meeting of the Planning Committee on **Thursday 9th September 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 Planning Committee meeting held on 12th August 2021](#).

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.	22.7.2021 – The Chief Officer reported that he had not yet met with the Chairman. It was suggested that the Chief Officer meet with Councillors Douglas and Martin to progress this item.
27.4.2021		Awaiting update from Cllr S Akers Smith	22.7.2021 – The Chief Officer reported that there had been some investigatory work done on the park side of the proposed bridge 4.8.2021 – No further updates

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 at time agenda produced	
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10. Section 106 Updates

To receive any updates on 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: 2 nd 9 th 16 th & 23 rd August 2021		
Planning Application Number		Details
1. *	21/4145D	Davenshaw Mill, 2, BUXTON ROAD, CONGLETON Discharge of condition 16 for approved app 19/4645C- Residential development of the site to provide 19 affordable residential units, with the demolition of existing industrial premises, site remediation and associated car parking, landscaping, services and infrastructure. This will be a substitute of a previously consented scheme for 10 open market residential units. (Planning ref: 16/3826C)
2. *	21/4095C	Existing Farmhouse, Turnstone Grange, Back Lane, Congleton, CW12 4RB Demolition of Existing Farmhouse
3.	21/4078C	Castle Inn, CASTLE INN ROAD, CONGLETON, CW12 3LP New garden terrace and associated works to rear beer garden. New pergola to front entrance.
4.	21/4156C	TOWN HALL, HIGH STREET, CONGLETON, CW12 1BN Listed building consent for the Installation of 1921 war memorial panels on east wall of inner entrance lobby of Congleton Town Hall
5. *	21/4246C	31, THE PARKLANDS, CONGLETON, CW12 3DS Front facing single storey extension and alterations to existing garage
6. *	21/4169C	6, EASTCOTT CLOSE, CONGLETON, CW12 4QL Single storey rear extension
7. *	21/4336C	1, TRURO CLOSE, CONGLETON, CW12 3BD Single storey side extension
8. *	21/4342D	28, BOROUGH ROAD, CONGLETON, CHESHIRE, CW12 3HN Discharge of condition 5 for approved app 21/1359C- Proposed detached building for commercial use as pet salon
9.	21/4324C	The Quinta Primary School, ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12 4LX Extension to existing school building to provide additional offices, meeting room and staff room accommodation
10. *	21/4417C	LAND EAST OF FOOTPATH 37, MIDDLE LANE, CONGLETON Variation of Condition 2 on approval 18/1377C for proposed stables and storage building
11.	21/4404T	21, THE MOORINGS, CONGLETON, CW12 3RF

		[T1] Sycamore: Located at the front of property. Proposal: Carry out a 1-1.2m lateral reduction of the southern and eastern crown growing over roofline and driveway. Clear epicormic growth from stem and scaffold limbs. Reason: Tree encroaches over property causing mossing, litter drop and heavy shadowing.
12.	21/4479T	4, ROSEVILLE DRIVE, CONGLETON, CHESHIRE, CW12 3LU Oak (T1) Prune oak tree, reduce minor branches extending over the roofs of no.4 and no.5 by approx 2 metres or suitable growth points and balance the tree on the other sides. Remove dead and dying limbs and branches.
13. *	21/4488C	20, NEWBY COURT, CONGLETON, CHESHIRE, CW12 4JS Proposed first floor extension over existing garage to front elevation, with a new pitched roof over an existing flat roof to the rear.
14. *	21/4464C	65, CHESTNUT DRIVE, CONGLETON, CW12 4UB Proposed single story side extension.
15. *	21/4463C	7, PADGBURY LANE, CONGLETON, CW12 4LP Proposed rear extension and internal remodel of existing property. Existing garage to be rebuilt in brick.
16. *	21/4470C	43 Sandbach Road, CONGLETON, Congleton, CW12 4LB Proposed remodel of existing bungalow with single story front and rear extension
17. *	21/3880C	37, WEST STREET, CONGLETON, CW12 1JN Prior Notification for the change of use from offices to residential
18. *	21/4485C	71 Thames Close, Congleton, CW12 3RL Proposed single story rear extension
19. *	21/4483C	39, THAMES CLOSE, CONGLETON, CW12 3RL Single story rear extension.

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 12th AUGUST 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
D Amies
S Firkin
J Parry
J Smith
M Rogan
D Murphy – Town Mayor - ex-officio

1. APOLOGIES

Apologies for absence were submitted from Councillors R Douglas, P Duffy, M Gartside, R Hemsley and K. Wesley

2. MINUTES

PLN/7/2122 RESOLVED: That the Minutes of the Meeting of the Committee held on 22nd July 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 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

Date	Planning Application	Action	Progress
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	22.7.2021 – The Chief Officer reported that he had not yet met with the Chairman. It was suggested that the Chief Officer meet with Councillors Douglas and Martin to progress this item. 12.8.2021 – The Chief Officer reported that he had spoken to Councillor Douglas and they will be doing more work on this item and will report back to

			the Planning Committee meeting on 14.10.2021
27.4.2021		Awaiting update from Cllr S Akers Smith	22.7.2021 – The Chief Officer reported that there had been some investigatory work done on the park side of the proposed bridge 4.8.2021 – No further updates

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**

9.1	Bulls Head, 4 Mill Street, Congleton	Application noted
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10. **SECTION 106 UPDATES**

The Chief Officer gave an overview of his report. A discussion took place and it was agreed to receive the report.

11. **PLANNING ENFORCEMENT**

None

12. **NEIGHBOURHOOD PLAN**

The Chief Officer updated that he will arrange a Strategy Working Group to progress this item further.

13. **PLANNING APPLICATIONS - SECTION 2**

PLN/8/2122 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/3703C	BILL AND BEN SKIP HIRE FORMER COAL YARD, Brunswick Wharf, BROOK STREET, CONGLETON		No Objection
21/3902C	3, WALGRAVE CLOSE, CONGLETON, CW12 4TS		No Objection
21/3928T	Ash Tree Dane Side Footpath, Off Rope Walk, Congleton CW12 1HN		No Objection – NOTE removal of ivy from the tree and general concern on condition of other trees.
21/3845D	23, Cross Lane, CONGLETON, Congleton, CW12 3JU		No Objection
21/3872C	11, GIANTSWOOD LANE, CONGLETON, CW12 2HG		No Objection
21/3913C	47 OBELISK WAY, CONGLETON, CW12 4FY		No Objection
21/4092C	4, JOHNSON CLOSE, CONGLETON, CW12 3TQ		No Objection
21/4070C	19, BOUNDARY LANE, CONGLETON, CW12 3JA		No Objection
21/4101C	13 Ryedale Way, Congleton, CW12 3SX		No Objection
21/4142C	44 BANKHOUSE DRIVE, CONGLETON, CW12 2BH		No Objection
21/4161C	93, ST JOHNS ROAD, CONGLETON, CW12 2AX		No Objection
21/4132C	Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH		Congleton Town Council are fully supportive for Cheshire East Planning Officer to take a robust approach to ensure original conditions are met
21/4134C	Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH		Congleton Town Council are fully supportive for Cheshire East Planning Officer to take a robust approach to ensure original conditions are met
21/4065C	Land West Of, GOLDFINCH CLOSE, CONGLETON		REJECT – DUE TO - Nature Conservation /landscaping – the strip of woodland next to the bridleway should not be removed
21/2674C	Land Off, MEADOW AVENUE, CONGLETON		No Objection
21/4043C	Oak Lea, Crouch Lane, Congleton, CW12 3PT		No Objection

Councillor A Martin – Vice Chair