



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford** CiLCA

Date 6th October 2021

Dear Councillor

Planning Committee Meeting – Thursday 14th October 2021

You are summoned to attend a meeting of the Planning Committee on **Thursday 14th October 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 (Enclosed)

To approve and sign the minutes of the Planning Committee Meeting held on 9th September 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 (Enclosed)

To review any outstanding actions from previous meetings and to provide an update on any work in progress.

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.

20/3339 C – Congleton Autos, Newcastle Road – Change of Use –
Appeal against decision to refuse planning permission.

9. Licensing Applications

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

9.1	Miam Miam, 26 A Lawton Street, Congleton, CW12 1RS	
9.2	Higher Ground Café Bar, 56 High Street, Congleton, CW12 1BB	
9.3	Congleton RUFC, 78 Park Street, Congleton, CW12 1EH	

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. Tree Preservation Orders (Enclosed)

To receive a report from Councillor Robert Douglas and comment on information on Tree Preservation Orders (TPOs).

14. December Meeting Date

To note the change of date of the December 2021 Planning Committee from 16th December 2021 to 7 pm on Tuesday 14th December 2021.

15. Planning Applications Section 2 (Enclosed)

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

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 9th SEPTEMBER 2021 in the Town Hall

PRESENT

Councillor A Martin – Vice Chair - In the Chair
D Amies
R Hemsley
J Smith
D Murphy – Town Mayor - ex-officio

1. APOLOGIES

Apologies for absence were submitted from Councillors P Duffy, R Douglas, S Firkin, J Parry, K Wesley

2. MINUTES

PLN/9/2122 RESOLVED: That the Minutes of the Meeting of the Committee held on 12th August 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	22.7.2021 – The Chief Officer reported that there had been some investigatory

		S Akers Smith	work done on the park side of the proposed bridge 4.8.2021 & 9.9.2021 – No further updates
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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	None to report	
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10. **SECTION 106 UPDATES**

None to report – The Chief Officer will contact Cheshire East again for an update.

11. **PLANNING ENFORCEMENT**

None

12. **NEIGHBOURHOOD PLAN**

The Chief Officer reported that he will arrange a Strategy Working Group to discuss this item.

13. **PLANNING APPLICATIONS - SECTION 2**

PLN/10/2122 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/4145D	Davenshaw Mill, 2, Buxton Road, Congleton		No Objection
21/4095C	Existing Farmhouse, Turnstone Grange, Back Lane, Congleton, CW12 4RB		No Objection – Subject to Permanent bat mitigation being installed prior to the farm being demolished

21/4078C	Castle Inn, Castle Inn Road, Congleton, CW12 3LP		No Objection
21/4156C	Town Hall, High Street, Congleton, CW12 1BN	NP - All Councillors	No Comment as Town Council asset
21/4246C	31, The Parklands, Congleton, CW12 3DS		No Objection
21/4169C	6, Eastcott Close, Congleton CW12 4QL		No Objection
21/4336C	1, Truro Close, Congleton, CW12 3BD		No Objection
21/4342D	28, Borough Road, Congleton, CW12 3HN		No Objection
21/4324C	The Quinta Primary School, Ullswater Road, Congleton, CW12 4LX	NP – D Murphy	No Objection
21/4417C	Land East of Footpath 37, Middle Lane, Congleton		No Objection
21/4404T	21 The Moorings, Congleton, CW12 3RF		REJECT – due to insufficient grounds to reduce the size of the tree
21/4479T	4 Roseville Drive, Congleton, CW12 3LU		REJECT – due to insufficient information
21/4488C	20 Newby Court, Congleton, CW12 4JS		No Objection
21/4464C	65 Chestnut Drive, Congleton, CW12 4UB		No Objection
21/4463C	7 Padgbury Lane, Congleton, CW12 4LP		No Objection
21/4470C	43 Sandbach Road, Congleton, CW12 4LB		No Objection
21/3880C	37, West Street, Congleton, CW12 1JN		No Objection
21/4485C	71 Thames Close, Congleton, CW12 3RL		No Objection
21/4483C	39, Thames Close, Congleton, CW12 3RL		No Objection
21/4599D	Land To The East Of Black Firs Lane And To The South Of, Back Lane, Somerford		No Objection
21/4582D	Land Off, Goldfinch Close, Congleton		No Objection
21/4550T	1 D, Delamere Road, Congleton, CW12 4PA		REJECT – as excessive pruning – Tree Preservation Officer to review
21/4539D	Land Off Manchester Road Phase 2, Manchester Road, Congleton		No Objection
21/4560C	Land at Homestead Drive, Eaton, CW12 2GT		No Objection
21/4561C	Land Off Manchester Road Phase 2, Congleton		No Objection
21/4511T	Antrobus Street Car Park, Antrobus Street, Congleton		No Objection
21/4265C	7 Duke Street, Congleton, CW12 1AP		REJECT – for the following reasons - No amenity space for family accommodation

			<ul style="list-style-type: none">- No parking provision- Highways risk for residents (safety issues as no footway)- Fire risk concerns in terms of escape
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Councillor A Martin – Vice Chair

Planning Committee – 14th October 2021

Outstanding Actions

Date	Planning Application Number	Action	Progress
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

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	14 th October 2021 7.00pm	LOCATION	Congleton Town Hall
REPORT FROM	Councillor Robert Douglas		
AGENDA ITEM REPORT TITLE	13 Tree Preservation Orders		
Background	<p>Trees are great allies in the fight against the cruel effects of climate change by:</p> <ul style="list-style-type: none">• Naturally absorbing CO₂, a key greenhouse gas, through the process of photosynthesis. Trees then release oxygen which helps us all to breathe.• Cooling the temperature in cities and dissipating wind speeds.• Reducing the adverse impact of heavy rains and soil erosion.• Providing natural habitat for our wildlife including insects, birds, bats and squirrels. Fruits from our trees also provide food for our wildlife. <p>A Tree Group has been established in Congleton with the aim of planting 30,000 trees in the Congleton area over a five-year period. By August 2021, 3,521 trees, 2,153 hedgerow plants and 2,999 shrubs have already been planted.</p> <p>It is also crucial to preserve our existing trees and it is better to secure their protection while trees are healthy and under no threat of removal.</p> <p>Congleton Town Council wishes to actively encourage our residents to protect our trees by obtaining a Tree Preservation Order (TPO) which protect all types of trees. Anyone can apply for a TPO and importantly, the applicant does not have to own the land where the tree is situated. There is no charge to apply for a TPO.</p> <p>Anyone who thinks that a tree or trees should be considered for a TPO, should contact their Local Planning Authority. To apply for a TPO in Cheshire East, an E-mail should be sent to PlanningTrees@cheshireeast.gov.uk with details of the location of the tree(s) and why it/they should be considered. The Local Planning Authority will determine whether a TPO should be issued. If a TPO is issued and there are no objections, the TPO will become permanent. If there are objections, an appeals process will take place.</p> <p>TPOs make it an offence to cut down, uproot, top, lop, wilfully damage or wilfully destroy a protected tree without the consent of the Local Planning Authority. There are some exceptions such as urgent action required if the tree is causing safety concerns. Serious penalties can be imposed on anyone who commits an act in contravention of a TPO.</p>		

	<p>There are currently 76 designated Conservation Areas in Cheshire East of which three are in Congleton – Lawton Street/Moody Street, Park Lane, West Street.</p> <p>Anyone proposing to cut down or carry out work to a tree in a Conservation Area, which has a trunk measuring in excess of 75 millimetres in diameter at a height of 1.5 metres above ground level is required to give the Local Authority six weeks prior notice of their intent to carry out the work. The Local Authority then has the opportunity to give consideration to the tree’s contribution to the character and amenity of the area and if necessary, make a Tree Preservation Order to protect it.</p> <p>Additional information about TPOs can be found on the Cheshire East website via : https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/trees,_woodlands_and_hedges/tree-preservation-orders-and-trees-in-conservation-areas.aspx</p>
Financial Considerations	There are no financial implications for the Council.
Environmental Considerations	Given trees are great allies in the fight against the cruel effects of climate change, there will be significant benefits for our environment if the number of trees within the Congleton boundary protected by a TPO increases significantly.
Equality Considerations	There is no inequality as anyone with a computer or who has a relative or friend with a computer can apply for a TPO by sending an E-mail to Cheshire East Council.
Proposal	Town Councillors and Officers to actively encourage residents to apply for Tree Preservation Orders via all means including greater prominence given to TPOs on the Council’s website, in Bear Necessities, on the Council’s Facebook pages, newspaper articles/letters and on other social media outlets.

Planning Committee – 14th October 2021

Planning Applications lodged with Cheshire East Borough Council for weeks commencing:

- 23rd & 30th August 2021
- 6th 13th, 20th, and 27th September 2021

Planning Application Number		Details
1.	<u>21/4567C</u>	CHURCH HOUSE INN, BUXTON ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DY Erection of single storey rear and side extension, new patio to front elevation, erection of timber posts to support festoon lighting, new fence, partial reconstruction of chimney and new kitchen extract system
2. *	<u>21/4395D</u>	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH Discharge of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 on approval 16/6185C.
3. *	<u>21/4703D</u>	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD Discharge of condition 2 on approval 16/1922C.
4.	<u>21/4786C</u>	LAND OFF, LAMBERTS LANE, CONGLETON, CHESHIRE Proposed new stables, horse exercise arena and associated yard area.
5. *	<u>21/4767C</u>	23, ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY Proposed 2 storey side extension and front entrance canopy
6.	<u>20/1211C</u>	LONDIS, The Huub Building, MANCHESTER ROAD, CONGLETON, CW12 1NP Installation of a modular self-service launderette facility within the demise of the Huub Building.
7.	<u>21/4696T</u>	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT Walnut [T1]: located at the front of property. Proposal: Prune regrowth all round reducing height by approx 1m and sides by 0.75m as needed. Carry out light raising of drooping end growth to give clearance to 2.5m from ground level. Reason: To maintain the size of tree in its location and ensure clearance of the roadway and property
8. *	<u>21/4651C</u>	7, MALVERN CLOSE, CONGLETON, CW12 4PD Single storey rear extension providing a larger kitchen dinner / living space and a two storey side extension providing a Master bedroom suite to the first floor and utility and study on the ground floor with garage brought forward of the front elevation to maintain it at a useful size for a vehicle.
9. *	<u>21/4854C</u>	Land Off, MANCHESTER ROAD, CONGLETON Non Material Amendment to application 16/6117C for reserved matters application for approval of details of access, appearance, landscaping, layout and scale (the reserved matters) relating to outline consent reference 13/0918C comprising 45 no. dwellings with individual gardens, parking spaces and construction of road junction to Manchester Road

Planning Committee – 14th October 2021

Planning Applications lodged with Cheshire East Borough Council for weeks commencing:

- 23rd & 30th August 2021
- 6th 13th, 20th, and 27th September 2021

10. *	21/4860C	Land to the East of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD Non-material amendment on application 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
11. *	21/4838C	19, NORFOLK ROAD, CONGLETON, CW12 1PA Non-material amendment on application 16/2130C - Two storey side extension, single storey rear extension and small front porch to a semi-detached dwelling.
12. *	21/4822C	Land Off, BIGGS WAY, CONGLETON Non-material amendment to application 16/6113C - Reserved matters application for approval of details of the access, appearance, landscaping, layout and scale (the reserved matters) relating to outline consent 13/0922C comprising of 49 no. dwellings with individual gardens and parking spaces and construction of new road junction development to Manchester Road
13. *	21/4808C	9, WOBURN DRIVE, CONGLETON, CHESHIRE, CW12 3SS Single storey rear extension and amendments to the fenestration on the side elevation
14. *	21/4651C	7, MALVERN CLOSE, CONGLETON, CW12 4PD Single story rear extension providing a larger kitchen dinner / living space and a two story side extension providing a Master bedroom suite to the first floor and utility and study on the ground floor with garage brought forward of the front elevation to maintain it at a useful size for a vehicle.
15. *	21/4958C	101, NEWCASTLE ROAD, CONGLETON, CHESHIRE, CW12 4HL Amendment to 19/2470C reduction in depth of rear extension.
16. *	21/4964C	29, GIANTSWOOD LANE, CONGLETON, CW12 2HG Proposed two story rear extension.
17.	21/4891C	Privately owned land to the south of, MIDDLE LANE, CONGLETON CW12 3PZ Prior approval of proposed installation of 1No. 15m high Swann 30H lattice tower, with 3No. antennas, 2No. 0.6m dishes, 2No. ground-based equipment cabinets, and ancillary development thereto. Installed on a 8.0m x 6.0m compound within 1.8m palisade fence. The additional installation of a 6m x 2.5m grasscrete area.
18. *	21/4889C	10, ANNAN CLOSE, CONGLETON, CW12 3RZ Proposed single story side extension
19. *	21/4898C	179, ST JOHNS ROAD, CONGLETON, CHESHIRE, CW12 2EJ Proposed two story rear extension.
20.	21/4841C	Former Dane Bridge Mill Site, MILL STREET, CONGLETON Construction of a six-story care home building (Use Class C2) with undercroft car parking

Planning Committee – 14th October 2021

Planning Applications lodged with Cheshire East Borough Council for weeks commencing:

- **23rd & 30th August 2021**
- **6th 13th, 20th, and 27th September 2021**

21. *	21/5079C	34, BROOK STREET, CONGLETON, CW12 1RH Demolition of existing rear extension, creation of a single storey rear extension extending 5m from the rear elevation, max height of 3m and 2.47 m to the eaves.
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