

## CONGLETON TOWN COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 14<sup>th</sup> October 2021

For the papers discussed at the meeting, please see the [Meeting Agenda & Papers of the Planning Committee 14th October 2021](#)

In attendance:

Committee members: Councillors Amanda Martin (Vice Chair) – In the Chair  
Duncan Amies  
Robert Douglas  
Suzy Firkin  
Robert Hemsley  
Jean Parry  
Mark Rogan  
Kay Wesley

Also present: Congleton Town Council Officers: David McGifford (Chief Officer),  
Linda Minshull  
1 x Member of the press  
5 x Members of the public

### Minutes

#### **1. Apologies for absence**

Apologies for absence were received from:  
Committee Members: Cllr Paul Duffy and James Smith  
Ex Officio Members Denis Murphy and Margaret Gartside

#### **2. Minutes of Previous Meetings**

**PLN/11/2122 Resolved to approve and sign the**  
[minutes of the Planning Committee held on 9<sup>th</sup> September 2021.](#)

#### **3. Declarations of Interest**

None declared.

#### 4. 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

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

There were no questions from members of the public.

#### 6. Urgent Items

Councillor Douglas queried the procedure for using Section 106 funds in Congleton. The Chief Officer will investigate the details.

#### 7. Planning Applications Section 1

**PLN/12/2122 RESOLVED** that the following comments be made to Cheshire East Council:

20/5865C	Overedge, Brookhouse Lane, Congleton, CW12 3QP		<p>The applicant spoke to support the application and a member of the public spoke in objection</p> <p><b>REJECT DUE TO –</b></p> <ul style="list-style-type: none"> <li>- Overbearing, overlooking and loss of privacy</li> <li>- Intrusion into the green belt, harmful to the openness of the greenbelt</li> <li>- Noise and disturbance from use</li> <li>- Vehicular access, access to site very narrow</li> <li>- Intrusion into privacy of neighbours, no screening</li> </ul>
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## 8. Planning Appeals

The following Planning Appeals were noted -

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

19/5793C - Nobanno Restaurant, Astbury Lake, Newcastle Road, Astbury, CW12 4HL

## 9. Licensing Applications

The following licensing applications were noted.

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

The Chief Officer advised that there was still no response from the Cheshire East Council officer with regards to historic S106 agreements.

**Action** - The Chief Officer to contact Congleton's Cheshire East Ward Councillors to request the relevant information and to write to the CEC Portfolio holder on the same matter.

## 11. Planning Enforcement

There were no Planning Enforcement updates received.

## 12. Neighbourhood Plan

The Chief Officer reported that there had been no progress since the last meeting.

**Action** - To arrange a meeting with the Planning Consultant to agree next steps and timescales for the Regulation 14 Consultation .

## 13. Tree Preservation Orders

Councillor Douglas presented his report on Tree Preservation Orders.

### **PLN/13/2122 RESOLVED that-**

Town Councillors and Officers to consider whether they too should apply for Tree Preservation Orders for trees on their land or nearby and to actively encourage residents to apply for Tree Preservation Orders. This proposal also calls for Congleton Town Council via all means including greater prominence given to TPO.s in the Council's website, in Bear

Necessities, on the Council's Facebook pages, newspaper articles and letters and on other social media outlets to encourage our residents to apply for Tree Preservation Orders.

#### 14. December Meeting Date

**PLN/14/2122 RESOLVED** to change the date of the December Planning Committee to Tuesday 14<sup>th</sup> December – 7 p.m. – Congleton Town Hall.

#### 15. Planning Applications Section 2

**PLN/15/2122 RESOLVED** that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
21/4567C	CHURCH HOUSE INN, BUXTON ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DY		<b>No Objection Subject to</b> Repairs to the boundary hedge
21/4395D	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH		No Objection
21/4703D	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection
21/4786C	LAND OFF, LAMBERTS LANE, CONGLETON, CHESHIRE		<b>No Objection Subject to</b> the bridge being protected
21/4767C	23, ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY		No Objection
20/1211C	LONDIS, The Huub Building, MANCHESTER ROAD, CONGLETON, CW12 1NP		No Objection
21/4696T	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT		No Objection
21/4651C	7, MALVERN CLOSE, CONGLETON, CW12 4PD		No Objection
21/4854C	Land Off, MANCHESTER ROAD, CONGLETON		No Objection
21/4860C	Land to the East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection
21/4838C	19 NORFOLK ROAD, CONGLETON, CW12 1PA		No Objection

21/4822C	Land Off, BIGGS WAY, CONGLETON		No Objection
21/4808C	9, WOBURN DRIVE, CONGLETON, CHESHIRE, CW12 3SS		No Objection
21/4651C	7 MALVERN CLOSE, CONGLETON, CW12 4PD		No Objection
21/4958C	101, NEWCASTLE ROAD, CONGLETON, CHESHIRE, CW12 4HL		No Objection
21/4964C	29, GIANTSWOOD LANE, CONGLETON, CW12 2HG		No Objection
21/4891C	Privately owned land to the south of, MIDDLE LANE, CONGLETON CW12 3PZ		No Objection
21/4889C	10, ANNAN CLOSE, CONGLETON, CW12 3RZ		No Objection
21/4898C	179, ST JOHNS ROAD, CONGLETON, CHESHIRE, CW12 2EJ		No Objection
21/4841C	Former Dane Bridge Mill Site, MILL STREET, CONGLETON		<b>REJECT – due to the following</b> <ul style="list-style-type: none"> <li>- Building too tall for its location</li> <li>- Inadequate amount of car parking spaces</li> <li>- Highway and safety issues due to the dangerous road junction</li> <li>- Loss of trees</li> <li>- No landscaping</li> </ul>
21/5079C	34 Brook Street, Congleton, CW12 1RH		<b>No Objection Subject to</b> there being a clear gap between the buildings
21/5059C	39, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AU		No Objection
21/5065C	70, BIDDULPH ROAD, CONGLETON, CW12 3LG		No Objection
21/5066T	22, BOSLEY VIEW, CONGLETON CW12 3TU		No Objection
21/5166C	7 Cedar Court, Congleton, Cheshire, CW12 3JP		No Objection
21/5183C	1 Trinity Place, Congleton, CW12 3JB		No Objection
21/4921C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY		No Objection
21/4933C	Congleton Fire Station, West		No Objection

	Road, Congleton, CW12 1LE		
21/4977C	Congleton Wastewater Treatment Works, Barn Road, Congleton, CW12 1LJ		<b>No Objection Subject to</b> the trees being replaced with similar trees not shrubs

**Cllr Amanda Martin**  
**(Vice Chair in the Chair)**