



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 7<sup>th</sup> December 2021

Dear Councillor

## **Planning Committee Meeting – Tuesday 14<sup>th</sup> December 2021**

You are summoned to attend a meeting of the Planning Committee on **Tuesday 14<sup>th</sup> December 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 Previous Meetings (Enclosed)**

To approve and sign the minutes of the Planning Committee Meeting held on 18<sup>th</sup> November 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.

**9. Licensing Applications**

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

9.1	Bargain Booze, West Heath Shopping Centre, Congleton	For information – comments date is 10 <sup>th</sup> December 2021
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**10. Planning Enforcement**

To receive any updates on Planning Enforcement and agree any actions.

**11. 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 Thursday 18<sup>th</sup> November 2021

For the papers discussed at the meeting, please see the

[Planning Committee Meeting - Congleton Town Council \(congleton-tc.gov.uk\)](http://congleton-tc.gov.uk)

In attendance:

Committee members: Councillors Amanda Martin (Vice Chair) – In the Chair  
Duncan Amies  
Suzy Firkin  
Robert Hemsley  
Jean Parry  
Mark Rogan  
James Smith  
Kay Wesley  
Denis Murphy (ex officio)

Also present: Congleton Town Council Officers: David McGifford (Chief Officer),  
Linda Minshull  
Councillor Robert Moreton – not member of this Committee  
1 x Member of the press

### Minutes

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

Apologies for absence were received from:  
Committee Members: Councillor Douglas and Paul Duffy

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

**PLN/16/2122 Resolved to** approve and sign the 14<sup>th</sup> October 2021.

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

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.  
Councillor Moreton declared a “non pecuniary” interest as he is a member of Cheshire East Council but not a member of this Committee.

### **4. Outstanding actions**

Date	Planning Application Number	Action	Progress
27.4.2021		Information 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 01.11.2021 - the rotary bore holes works went ahead last week as planned. Updated report due early next week – this will facilitate structural engineers to produce the appropriate foundation detail. Timescales to receive foundation designs uncertain but further updates will be provided as soon as possible.

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

There were no questions from members of the public.

### **6. Urgent Items**

There were no urgent items.

### **7. Planning Applications Section 1**

There were no applications for Section 1.

### **8. Planning Appeals**

None to report.

### **9. Licensing Applications**

The following licensing applications were noted.

9.1	5 Little Street, Congleton, CW12 1AR	
9.2	Capitol Walk, High Street, Congleton, CW12 1WB	

### **10. Section 106 Updates**

No updates to report.

### **11. Planning Enforcement**

There were no Planning Enforcement updates received.

### **12. Neighbourhood Plan**

The Chief Officer reported that the draft policies are in the process of going out to Cheshire East Council prescribed list of consultees. Comments from this process will be taken into consideration and brought back to the Council as part of the ongoing progression of the Plan.

### **13. Footpath Diversion – Bridleway No 1 and Footpath No 6**

No objection to the diversion – the new route was considered an improvement.

### **14. Asbury Street, Congleton – Notice of Proposal**

**PLN/17/2122 RESOLVED** No objection to the proposal. Councillor Murphy asked it to be noted that he did not vote.

### **15. Planning Applications Section 2**

**PLN/18/2122 RESOLVED that** the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
21/5215C	29, THE CRESCENT, CONGLETON, CW12 4BQ		No Objection
21/5240C	Land off MIDDLE LANE, CONGLETON		<b>REJECT – for the following reasons</b> <ul style="list-style-type: none"> <li>- <b>Inappropriate development in the Greenbelt</b></li> <li>- <b>Intrusion into open countryside</b></li> </ul>
21/5217C	9, ASCOT CLOSE, CONGLETON, CHESHIRE, CW12 1LL		No Objection
21/5245C	20, RUTLAND CLOSE,		No Objection

	CONGLETON, CW12 1LT		
21/5254C	21, HIGH STREET, CONGLETON, CW12 1BH		No Objection
21/5234C	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection to the non material amendments but to NOTE that the quantity of affordable housing appears to be 17.5% not the prescribed requirement of 30%
21/5303C	26, MEAKIN CLOSE, CONGLETON, CW12 3TG		<b>REJECT – for the following reasons</b> <ul style="list-style-type: none"> <li>- <b>loss of natural habitat</b></li> <li>- <b>The original hedge was more in keeping with the style of the estate</b></li> </ul>
21/5314C	Cleveland, 50, BIDDULPH ROAD, CONGLETON, CW12 3LG		No Objection
21/5422D	Land Off, GOLDFINCH CLOSE, CONGLETON		No Objection
21/5161C	Land West of, CONGLETON EDGE ROAD, CONGLETON		<b>REJECT – unless there is verification that the barn has previously been used as an agricultural barn</b>
21/5590C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CW12 2DY		No Objection
21/5530C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
21/5497C	2, HILLESDEN RISE, CONGLETON, CW12 3DR		No Objection
21/5656C	Springfields, Newcastle Road, Astbury, Congleton, CW12 4HS		No Objection
21/5659C	55, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
21/5678C	10, GALBRAITH CLOSE, CONGLETON, CW12 4WG		No Objection
21/5457C	BRACKENWOOD, CANAL ROAD, CONGLETON, CW12 3AT		No Objection
21/5714C	Peover Farm, PEOVER LANE, CONGLETON, CW12 3QH		No Objection
21/4153C	12A, Antrobus Street, Congleton, CW12 1HG		No Objection
21/5132T	28, Cross Lane, Congleton, CW12 3JX		No Objection
21/5580C	Smithy Farm, Buxton Road, Congleton, CW12 3PG		No Objection
21/5682C	34 FALMOUTH ROAD,		No Objection

	CONGLETON, CW12 3BH		
21/5642C	The Robin Hood, BUXTON ROAD, CONGLETON, CW12 3PE		<b>No Objection – NOTE – would encourage more landscaping, hedgerows, trees, shrubs etc.</b>
21/5826C	34, THE PARKLANDS, CONGLETON, CW12 3DS		No Objection
21/5815C	9, LEEK ROAD, CONGLETON, CW12 3HU		No Objection

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



**Planning Committee – 14<sup>th</sup> December 2021**

**Outstanding Actions**

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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 01.11.2021 - The rotary bore holes works went ahead last week as planned. Updated report due early next week – this will facilitate structural engineers to produce the appropriate foundation detail. Timescales to receive foundation designs uncertain but further updates will be provided as soon as possible.

**Planning Committee – 14<sup>th</sup> December 2021**

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

- **8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup> & 29<sup>th</sup> November 2021**

Planning Application Number	Details
1. * <a href="#">21/5800C</a>	Elizabeth Wolstenholme Elmy Statue, BRIDGE STREET, CONGLETON Proposed Installation of an Elizabeth Wolstenholme Elmy Statue along Bridge Street, Congleton <b>For Information Only</b>
2. <a href="#">21/5771T</a>	4 COPTHORNE CLOSE, CONGLETON, CW12 3DJ Works to group of beech trees
3. * <a href="#">21/5767C</a>	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH Listed building consent for refurbishment of staff accommodation and improvement to staff facilities on first floor.
4. * <a href="#">21/5925C</a>	4140714 Pole replacement project, READES LANE, CONGLETON Section 37 exemption certificate
5. * <a href="#">21/5400D</a>	LAND ADJ MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CW12 3AY Discharge of conditions 3 and 9 on planning permission 18/5083C - Proposed pair of semi-detached houses (2N° dwellings)
6. * <a href="#">21/5795C</a>	83, WAGGS ROAD, CONGLETON, CW12 4BT Prior approval for demolition of existing conservatory and construction of new single storey rear extension to form living/dining room/kitchen, extending 4.56m beyond the rear wall, max height of 3.95m, and eaves height of 2.75m.
7. * <a href="#">21/5851C</a>	61, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU Proposed single storey extension with lantern roof to the rear
8. * <a href="#">21/5788C</a>	51, THE CRESCENT, CONGLETON, CW12 4BQ Rear two storey extension
9. * <a href="#">21/5993D</a>	Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG Discharge of conditions 7 and 11 of app 20/3608C - Demolition of existing buildings and replacement dwelling with new vehicular access and provision of turning area and parking
10. <a href="#">21/5977C</a>	Dane House, MILL STREET, CONGLETON, CW12 2AF Works to 3 of the boundary walls within the site. Existing retaining rear wall (Wall B) to be carefully taken down and rebuilt. Left wall (Wall C) Will include the removal of the plant growth to the rear of the wall, by hand, as request of the tree survey. Also, the top courses of brickwork require replacing. The existing brick right wall (Wall A) is to also be carefully taken down, existing foundations removed, and rebuilt as an overlap panel fence with concrete posts and a metal driveway gate at the end. Small Lilac, Holly, Ivy, tree Stump and some of the mixed species hedge to be removed
11. * <a href="#">21/5909C</a>	23, THE CRESCENT, CONGLETON, CW12 4BQ Proposed single storey rear extension.

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12. *	<a href="#">21/5948C</a>	55, LONGDOWN ROAD, CONGLETON, CW12 4QH Erection of two storey, four bedroomed dwelling on garden area adjacent to existing dwelling with shared vehicular access and private driveway.
13.	<a href="#">21/5953C</a>	Land Off, READES LANE, CONGLETON Outline planning approval for a proposed erection of single storey, 3 bedroomed dwelling house
14. *	<a href="#">21/6070C</a>	Aldi Foodstore Limited, Mountbatten Way, Congleton, CW12 1DL Non-Material amendment to application 213473C – Proposed subdivision and modification of existing retail units
15. *	<a href="#">21/6120C</a>	29, KENDAL COURT, CONGLETON, CHESHIRE, CW12 4JN Erection of a two storey side extension to form additional living accommodation