



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 12<sup>th</sup> January 2022

Dear Councillor

## **Planning Committee Meeting – Thursday 20<sup>th</sup> January 2022**

You are summoned to attend a meeting of the Planning Committee on **Thursday 20<sup>th</sup> January 2022** 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 (Enclosed)**

To approve and sign the [minutes of the Planning Committee Meeting held on 14<sup>th</sup> December 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 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 - None to report at time agenda produced

**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, Amanda Martin, 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 14<sup>th</sup> December 2021**

**Please Note – These are draft minutes and will not be ratified until the next meeting of this Committee**

In attendance:

Committee members: Councillors Amanda Martin - Chair  
Robert Douglas  
Suzy Firkin  
Robert Hemsley  
Kay Wesley  
Denis Murphy (ex officio)

Also present: Congleton Town Council Officers: David McGifford (Chief Officer),  
Linda Minshull

**Minutes**

**1. Apologies for absence**

Apologies for absence were received from:

Committee Members: Councillor Duncan Amies, Paul Duffy and Jean Parry

**2. Minutes of Previous Meetings**

**PLN/19/2122 Resolved to** approve and sign the 18<sup>th</sup> November 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.

**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

			<p>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.</p> <p>14.12.2021 – The Chief Officer reported that investigatory was slowly progressing with design work with the developer.</p>
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**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**

The Chair updated on the following appeals –

- 20/2470C – Hawthorn Close, Harvey Road, Congleton – The Chair stated she would like to represent the Council at the Appeal
- 20/3383C – Congleton Autos, Newcastle Road, Congleton
- 19/5793C – Nobanno Restaurant, Astbury Lake, Newcastle Road, Congleton

**9. Licensing Applications**

The following licensing application was noted.

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**

There were no Planning Enforcement updates received.

## 11. Planning Applications Section 2

**PLN/20/2122 RESOLVED** that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
21/5800C	Elizabeth Wolstenholme Elmy Statue, BRIDGE STREET, CONGLETON	NP - All Councillors NP – Councillor Wesley stated she is Trustee of the Elizabeth Group	No Comment
21/5771T	4 COPTHORNE CLOSE, CONGLETON, CW12 3DJ		No Objection
21/5767C	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH		No Objection
21/5925C	4140714 Pole replacement project, READES LANE, CONGLETON		No Objection
21/5400D	LAND ADJ MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CW12 3AY		No Objection
21/5795C	83, WAGGS ROAD, CONGLETON, CW12 4BT		No Objection
21/5851C	61, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU		No Objection
21/5788C	51, THE CRESCENT, CONGLETON, CW12 4BQ		No Objection
21/5993D	Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG		No Objection
21/5977C	Dane House, MILL STREET, CONGLETON, CW12 2AF		<b>REJECT DUE TO –</b> Fence materials not in keeping with surrounding area No information about trees that may be affected
21/5909C	23, THE CRESCENT, CONGLETON, CW12 4BQ		No Objection
21/5948C	55, LONGDOWN ROAD,		<b>REJECT DUE TO –</b>

	CONGLETON, CW12 4QH		Overdevelopment Highway concerns re access on a bend and near a school
21/5953C	Land Off, READES LANE, CONGLETON		<b>REJECT DUE TO –</b> Building on greenbelt not justified by any of the legitimate exceptions Highway/access issues due to difference in levels between the site and the road
21/6070C	Aldi Foodstore Limited, Mountbatten Way, Congleton, CW12 1DL		No Objection
21/6120C	29, KENDAL COURT, CONGLETON, CHESHIRE, CW12 4JN		No Objection
21/6207C	9, RICHARDS GROVE, CONGLETON, CW12 4WH		No Objection

**Cllr Amanda Martin - Chair**

**Planning Committee – 20<sup>th</sup> January 2022**

**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 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. No further updates



**Planning Committee – 20<sup>th</sup> January 2022**

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

- 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup> December 2021 & 3<sup>rd</sup> January 2022

Planning Application Number		Details
1. *	<a href="#">21/6159C</a>	51, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4LP Front Elevation to be fully rendered, including the garage and porch, with wrap around sections on the side elevations (North-west and South-East). Brick and timber garden wall to be erected at the front edge of the property
2. *	<a href="#">21/6133C</a>	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH Variation of Condition 2 on 16/6184C - Proposed refurbishment and extension of a Grade II listed Hall, including the construction of a new single storey garage to the rear, with landscaping of the domestic curtilage and realignment of the existing drive.
3. *	<a href="#">21/6129C</a>	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH Variation of Condition 2 on 16/6185C - Listed Building Consent for proposed refurbishment and extension of a Grade II listed Hall, including the demolition of a detached single storey garage and construction of a new single storey garage to the rear, with landscaping of the domestic curtilage and realignment of the existing drive
4. *	<a href="#">21/6001C</a>	6, JERSEY CLOSE, CONGLETON, CW12 3TW Certificate of proposed lawful use for proposed single storey rear extension.
5. *	<a href="#">21/6379C</a>	White Line Cottage, MANCHESTER ROAD, CONGLETON, CW12 2HU PROPOSED NEW PORCH, PROPOSED TWO-STOREY EXTENSION OVER GARAGE AND PROPOSED ELEVATIONAL ALTERATIONS
6. *	<a href="#">21/6367C</a>	Land at PADGBURY LANE, CONGLETON Non material amendment on application 17/3258C - Reserved matters application for appearance, landscaping and scale following Outline Permission 13/4216C and subsequent variation of condition application 16/2189C
7. *	<a href="#">21/6341C</a>	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW124LR Non material amendment to 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