



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 9<sup>th</sup> February 2022

Dear Councillor

## **Planning Committee Meeting – Thursday 17<sup>th</sup> February 2022**

You are summoned to attend a meeting of the Planning Committee on

**Thursday 17<sup>th</sup> February 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*

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

Tel: 01260 270350

Email: [info@congleton-tc.gov.uk](mailto:info@congleton-tc.gov.uk) [www.congleton-tc.gov.uk](http://www.congleton-tc.gov.uk)



## 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 20<sup>th</sup> January 2022](#).

### **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 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 Council.

**9. Licensing Applications**

To note or comment as appropriate on licensing applications lodged with Cheshire East 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. Neighbourhood Plan (Verbal Update)**

To receive an update from the Chief Officer.

**12. Planning Applications Section 2 (Enclosed)**

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

**To:** Planning Committee Members

**Cllrs:** **Amanda Martin (Chair) , Robert Hemsley (Vice Chair)**

Duncan Amies, Robert Douglas, Paul Duffy. Suzy Firkin, Jean Parry, Mark Rogan, James Smith and 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 20<sup>th</sup> January 2022

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

For the papers discussed at the meeting, please see the [Meeting Agenda of the Planning Committee 20th January 2022](#)

In attendance:

Committee members: Councillors Amanda Martin - Chair  
Duncan Amies  
Suzy Firkin  
Robert Hemsley  
Jean Parry  
Kay Wesley  
Denis Murphy (Town Mayor-Ex-Officio)

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

### **Minutes**

#### **1. Apologies for Absence**

Apologies for absence were received from:

Committee Members: Councillors Robert Douglas, Paul Duffy, Mark Rogan and James Smith

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

**PLN/21/2122 Resolved to** approve and sign the minutes of the Planning Committee held on 14<sup>th</sup> December 2021.

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

Councillor Denis Murphy (Town Mayor) 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 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. 14.12.2021 – The Chief Officer reported that investigatory was slowly progressing with design work with the developer. 20.1.2022 – No further updates

#### **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 the Committee on Appeals in progress.

#### **9. Licensing Applications**

There were no licensing applications.

## 10. Planning Enforcement

There were no Planning Enforcement updates received.

## 11. Planning Applications Section 2

**PLN/22/2122 RESOLVED** that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
<a href="#">21/6159C</a>	51, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4LP		No Objection
<a href="#">21/6133C</a>	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH		No Objection
<a href="#">21/6129C</a>	CROSSLEY HALL, PEOVER LANE, CONGLETON, CW12 3QH		No Objection
<a href="#">21/6001C</a>	6, JERSEY CLOSE, CONGLETON, CW12 3TW		No Objection
<a href="#">21/6379C</a>	White Line Cottage, MANCHESTER ROAD, CONGLETON, CW12 2HU		No Objection
<a href="#">21/6367C</a>	Land at PADGBURY LANE, CONGLETON		No Objection
<a href="#">21/6341C</a>	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR		No Objection
<a href="#">22/0094T</a>	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH	NP – D Murphy Did not vote	<b>OBJECTION DUE TO –</b> Insufficient evidence i.e., structural assessment. Should the removal of the tree be necessary more replacement trees and shrubs be planted.
<a href="#">21/6372C</a>	Land off Goldfinch Close, Congleton		No Objection
<a href="#">21/6028C</a>	11A, SEVERN CLOSE, CONGLETON, CW12 3RD		No Objection – <b>NOTE – Block diagram is incorrect</b>
<a href="#">21/6119C</a>	CROSSLEY HALL, PEOVER LANE, CONGLETON, CHESHIRE, CW12 3QH		<b>Unable to comment due to lack of information relating to emissions as requested by Cheshire East Env Officer</b>
<a href="#">21/6419T</a>	4, Lakeside, Newcastle Road, Congleton, CW12 4HL		No Objection

<a href="#">21/6305C</a>	68, ENNERDALE DRIVE, CONGLETON, CW12 4FL		No Objection
<a href="#">22/0002C</a>	1 Campbell Close, Congleton, CW12 2BQ		Defer until next meeting

**Cllr Amanda Martin  
(Chair)**

**Planning Committee – 17<sup>th</sup> February 2022**

**Outstanding Actions**

Date	Planning Application Number	Action	Progress
27.4.2021		Awaiting update from Cllr S Akers Smith	<p>22.7.2021 – The Chief Officer reported that there had been some investigatory work done on the park side of the proposed bridge</p> <p>4.8.2021 – No further updates</p> <p>01.11.2021 - the rotary bore holes works went ahead last week as planned.</p> <p>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>Awaiting further updates.</p>



**Planning Committee – 17<sup>th</sup> February 2022**

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

- **10<sup>th</sup>, 17<sup>th</sup>, 24<sup>th</sup> & 31<sup>st</sup> January 2022**

<b>Planning Application Number</b>		<b>Details</b>
1.	<a href="#"><u>22/0002C</u></a>	1 Campbell Close, Congleton, CW12 2BQ Proposed one bedroom detached bungalow
2.	<a href="#"><u>22/0165C</u></a>	9, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN Advertisement consent for installation of LED back lit aluminium pan sign to existing shop
3.	<a href="#"><u>21/6479C</u></a>	28 Lamp posts on Mountbatten Way and Market Street Advertisement Consent for Double sided banners to be attached to the lamp posts using the banner flex system. 4 different designs using medieval style bold patterns to help decorate the town during its 750-charter year. The banners are 600mm wide and 2000mm long. The bottom of the banner will include the name of the company sponsoring it
4.	<a href="#"><u>22/0071C</u></a>	Throstles Nest Inn, 11, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DW Proposed change of use from existing public house to 3 No. two bedroom dwellings.
5.	<a href="#"><u>22/0199T</u></a>	27, SANDBACH ROAD, CONGLETON, CW12 4LB [T1] Oak: Located at the front left corner of property. Proposal: Reduce regrowth height by 2.5m and sides all round by 1.5m. Reason: Cyclical pruning to control height and spread.
6. *	<a href="#"><u>22/0206C</u></a>	59, BELGRAVE AVENUE, CONGLETON, CW12 1HT Ground floor side and rear extension, to replace existing conservatory and connect existing garage to main dwelling house
7. *	<a href="#"><u>22/0188D</u></a>	Wastewater Treatment Works, BARN ROAD, CONGLETON, CW12 1LJ Discharge of condition 4 of app 21/4977C - Construction of 5 control kiosks in conjunction with wider permitted development works
8.	<a href="#"><u>21/6244T</u></a>	Congleton Fire Station, WEST ROAD, CONGLETON, CW12 1LE T1 (Oak), Fell and remove, poor formed species, crown reduction will greatly reduce the visual amenity and form of the tree.
9. *	<a href="#"><u>22/0321C</u></a>	65, BERKSHIRE DRIVE, CONGLETON, CHESHIRE, CW12 1SA Single storey rear extension and single storey front porch extension
10.	<a href="#"><u>22/0347C</u></a>	Radnor Works, BACK LANE, CONGLETON Non-material amendment to application 20/5760C - Reserved matters application for 178no dwellings including associated roads, car parking and landscaping works
11.	<a href="#"><u>22/0304C</u></a>	Land West of PADGBURY LANE, CONGLETON Proposed erection of 4no. dwellings off Thistle Way / Padgbury Lane. Land previously identified for 180sq/m health related development (class D1 use)

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12.	<a href="#">22/0280C</a>	73, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD Outline planning approval for - Erection of two storey, three bedroomed dwelling on garden area adjacent to existing dwelling utilising existing vehicular access from The Parklands and provision of private driveway. - (Access, Layout, Scale.)
13.	<a href="#">22/0329T</a>	CEC owned OS with Play Area off Marshall, CEC owned Marshall Grove Play Area, Off Marshall Grove, Congleton, CW12 3ST Sycamore Tree Tag0943. Fell and remove risings. Then Replant within the area of the felled tree x1 feather age tree at 2-3m with stakes and protection
14. *	<a href="#">22/0416C</a>	54, BIRCH ROAD, CONGLETON, CW12 4NR Proposed single storey rear and side extensions.