



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

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

Dear Councillor

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

You are summoned to attend a meeting of the Planning Committee on  
**Thursday 17<sup>th</sup> March 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 17<sup>th</sup> February 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 – Congleton Snooker Club, Congleton

**10. Planning Enforcement**

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

**11. Neighbourhood Plan**

To receive an update from the Chief Officer including report (enclosed)

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

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

**To:** Planning Committee Members

**CLlr:** **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 17<sup>th</sup> February 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 of 17<sup>th</sup> February 2022

In attendance:

Committee members: Councillors Amanda Martin - Chair  
Duncan Amies  
R Douglas  
Suzy Firkin  
Robert Hemsley  
Jean Parry

Also present: Congleton Town Council Officer: David McGifford (Chief Officer) and two members of the public

### Minutes

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

Apologies for absence were received from:

Committee Members: Councillors Denis Murphy (Town Mayor-Ex-Officio) and Kay Wesley

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

**PLN/23/2122 Resolved to** approve and sign the minutes of the Planning Committee held on 20<sup>th</sup> January 2022.

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

All Councillors declared a non-pecuniary interest in application 21/6479C – Lamp posts on Mountbatten Way.

#### 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 Receipt of information relating to 2009 Section 106 agreements still outstanding, action CO to continue to follow up

#### 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

22/0304C	Land West of PADGBURY LANE, CONGLETON		<b>OBJECTION DUE TO –</b> <ul style="list-style-type: none"><li>- <b>Overdevelopment</b></li><li>- <b>Out of keeping with the area</b></li><li>- <b>Tree Loss</b></li><li>- <b>Already a dangerous junction/access – highway issues, lack of visibility</b></li><li>- <b>Loss of green space</b></li><li>- <b>Problems with United Utilities services in the area</b></li></ul>
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## 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. Neighbourhood Plan

Regulation 14 – Route Map to completion. Action for next meeting.

## 12. Planning Applications Section 2

**PLN/24/2122 RESOLVED** that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/0002C	1 Campbell Close, Congleton, CW12 2BQ		No Objection
22/0165C	9, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN		No Objection
21/6479C	28 Lamp posts on Mountbatten Way and Market Street Congleton	All Councillors	<b>No Comment</b>
22/0071C	Throstles Nest Inn, 11, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DW		No Objection
22/0199T	27, SANDBACH ROAD, CONGLETON, CW12 4LB		No Objection
22/0206C	59, BELGRAVE AVENUE, CONGLETON, CW12 1HT		No Objection
22/0188D	Wastewater Treatment Works, BARN ROAD, CONGLETON, CW12 1LJ		No Objection
21/6244T	Congleton Fire Station, WEST ROAD, CONGLETON, CW12 1LE		<b>OBJECTION DUE TO – Tree is healthy and should it be felled there is no evidence of it being replaced</b>

22/0321C	65, BERKSHIRE DRIVE, CONGLETON, CHESHIRE, CW12 1SA		No Objection
22/0347C	Radnor Works, BACK LANE, CONGLETON		<b>No Comment</b>
22/0280C	73, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD		No Objection
22/0329T	CEC owned OS with Play Area off Marshall, CEC owned Marshall Grove Play Area, Off Marshall Grove, Congleton, CW12 3ST		<b>No objection and the information provided advised that the tree will be replaced by three new ones</b>
22/0416C	54, BIRCH ROAD, CONGLETON, CW12 4NR		No Objection
22/0423C	47, OBELISK WAY, CONGLETON, CW12 4FY		No Objection
22/0507T	9 Melton Close, Congleton, CW12 4YH	NP – R Hemsley	No Objection

**Cllr Amanda Martin  
(Chair)**

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

**Outstanding Actions**

Date	Planning Application Number	Action	Progress
		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>



## **Licensing Application**

Congleton Snooker Club, Royle Street, Congleton, CW12 1HR

### **APPLICATION FOR A VARIATION TO A PREMISES LICENCE: LICENSING ACT 2003**

Notice is hereby given that I, Anthony Harry Heeley, have applied on 21 February 2022 to Cheshire East Council in respect of the premises known as Congleton Snooker Club, Royle Street, Congleton, CW12 1HR for a variation to a Premises Licence to provide the following licensable activities:

- Sale and Supply of alcohol Monday to Sunday 12:00 – 00:00
- The provision of indoor sporting events Monday to Sunday 12:00 – 00:00
- Update the plan associated with the licence.

Representations shall be made in writing to the below address on or before the following date: 21 March 2022

The Licensing Section  
Cheshire East Council  
Municipal Buildings  
Earle Street  
Crewe  
CW1 2BJ

## CONGLETON TOWN COUNCIL

<b>COMMITTEE:</b>	Planning		
<b>Report from</b>	Chief officer		
<b>MEETING DATE AND TIME</b>	17 <sup>th</sup> March 2022 - 7.00pm	<b>LOCATION</b>	Town Hall
<b>Agenda item</b>	<b>11 Congleton Neighbourhood Plan</b>		
<b>Background</b>	At the last meeting of the Planning Committee, it was agreed that the Chief Officer would provide a route map for taking the neighbourhood Plan from its current position through to referendum and adoption.		
<b>Route map</b>	<p>1. <b>Start of Regulation 14 work</b> January 2022 submission of draft to Cheshire East Council (CEC) for a <b>STRATEGICAL ENVIRONMENTAL ASSESSMENT (SEA)</b> and comments from Tom Evans .</p> <p>2. March 2022 SEA responses and comments from T Evans. Re-visit the draft and look to engaging <b>AECOM</b> on design.</p> <p><b>AECOM</b> through government funding is set to deliver a wide range of planning and environmental services to help communities across England develop their neighbourhood plans and shape development and growth in their local area</p> <p>3. June/July 2022 responses from AECOM and in the meantime, we have revisited the policies in light of the <b>SADPD</b> (to be approved in October). We prepare the draft plan for the Regulation 14 consultation. The Consultation will be for <b>6 weeks</b>.</p> <p><b>SADPD</b> is a Site Allocations and Development Policies Document</p> <p>4. September 2022, we consider the responses received and revise/amend the plan accordingly.</p> <p>5. October 2022, the updated/revised plan is submitted to CEC under Regulation 15 and at this stage it becomes their plan. The Consultation will be for <b>6 weeks</b>.</p> <p>6. December 2022 CEC appoint an Examiner to examine the plan.</p> <p>7. January 2023 Examination</p> <p>8. March 2023 CEC organises referendum.</p> <p>9. May 2023 the plan is found to be sound and is adopted/made by CEC</p>		
<b>Proposal</b>	To receive the update		

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

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

- 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup> & 28<sup>th</sup> February & 7<sup>th</sup> March 2022

Planning Application Number		Details
1.	<a href="#">21/5775T</a>	32, HULTON CLOSE, CONGLETON, CHESHIRE, CW12 3TF Copper Beech - Crown thinning approx 30%
2.	<a href="#">22/0558T</a>	14, QUAYSIDE, CONGLETON, CW12 3AS Application to fell large Sycamore Tree T12
3.	<a href="#">22/0507T</a>	9, MELTON CLOSE, CONGLETON, CHESHIRE, CW12 4YH Works to be carried out include the reduction of the house/west facing branches shortened by 4-5 meters or to suitable growth points to allow a clearance from the property and to reduce shading to the garden. Epicormic growth removed from the stem. All work carried out to BS3990 Tree work recommendations by a professional and qualified arborist.
4. *	<a href="#">22/0464C</a>	Acres Nook, 192, PADGBURY LANE, CONGLETON, CW12 4HX Rear Facing single storey extension
5.	<a href="#">22/0691T</a>	9, TRURO CLOSE, CONGLETON, CW12 3BD Works to Oak Tree
6. *	<a href="#">22/0724C</a>	17, TRINITY PLACE, CONGLETON, CW12 3JB Proposed two storey side extension and new entrance canopy
7. *	<a href="#">22/0671D</a>	Plots 135-138 Farm House, Turnstone Grange, Back lane, Congleton Discharge of conditions 11 and 12 on application 21/3453C - The demolition of existing farmhouse buildings and the erection of 4 no. dwellings (Use Class C3) with landscaping and other associated works
8. *	<a href="#">22/0672D</a>	Plots 135-138, Land North of Back Lane, Former Farm House, Congleton Discharge of condition 7 on application 21/3453C - The demolition of existing farmhouse buildings and the erection of 4 no. dwellings (Use Class C3) with landscaping and other associated works
9. *	<a href="#">22/0661C</a>	22, HAWTHORNE CLOSE, CONGLETON, CW12 4UF Proposed single storey rear extension
10. *	<a href="#">22/0581C</a>	59, HAWTHORNE CLOSE, CONGLETON, CW12 4UF Proposed two storey side extension
11.	<a href="#">22/0605T</a>	4, QUARRY CLOSE, CONGLETON, CW12 3GS Fell Lime Tree
12.	<a href="#">22/0631T</a>	45, HOWEY HILL, CONGLETON, CW12 4AF Reduce secondary growth around telephone lines and secondary lateral growth over road pruning back to suitable growing points and balance accordingly maximum reduction 2mtr Crown raise tips (secondary growth) over road to achieve 5.2 mtr clearance from ground level, pruning back to suitable growing

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		points Crown raise tips (secondary growth) over garden and driveway to balance pruning back to suitable growing points Crown thin by a maximum of 15%
13.	<a href="#">21/5775T</a>	32, HULTON CLOSE, CONGLETON, CHESHIRE, CW12 3TF Copper Beech - Crown thinning approx 30%
14.	<a href="#">22/0558T</a>	14, QUAYSIDE, CONGLETON, CW12 3AS Application to fell large Sycamore Tree T12
15. *	<a href="#">22/0749C</a>	2, KIRKSTONE COURT, CONGLETON, CHESHIRE, CW12 4JW INSTALL CONSERVATORY TO THE REAR OF THE PROPERTY
16. *	<a href="#">22/0799C</a>	14, TELFORD CLOSE, CONGLETON, CW12 3TR Proposed detached garage, conversion of existing garage and new front porch.
17. *	<a href="#">22/0713C</a>	63, FERN CRESCENT, CONGLETON, CHESHIRE, CW12 3HF Porch addition to the front of the dwelling with enlargement of free standing outbuilding/garage
18.	<a href="#">22/0539C</a>	Bradshaw House, 21, LAWTON STREET, CONGLETON, CW12 1RU Change of use from Family Day Care Centre to 6no. 1 Bedroom supported living apartments.
19.	<a href="#">22/0750T</a>	33, HULTON CLOSE, CONGLETON, CW12 3TF Trees in area A1 - T1 Copper Beech nearest to property Reduce mid canopy lateral which extends towards the property by 2 - 3 meters (pic 1) Reduce lower canopy to achieve 3 meters clearance from the property (pic 1) 10 % crown thin to allow more light and reduce sail of canopy - T2 Maple close to driveway Remove lowest limb back to stem, which has which has vehicle damage (pic 2) 15% crown thin to allow more light and reduce sail of canopy - T3 Copper Beech in back garden Crown thin by 20% (pic 3) the tree is quite heavy with growth most likely due to the removal of its large neighbouring tree allowing more light to its canopy. Crown raise over garden to 3 meters above ground level and over the roadside to 5 meters above ground level (pic 4 & 5)
20. *	<a href="#">22/0732C</a>	Davenshaw Mill, BUXTON ROAD, CONGLETON Non-material amendment to application 19/4645C - Residential development of the site to provide 19 affordable residential units, with the demolition of existing industrial premises, site remediation and associated car parking, landscaping, services and infrastructure. This will be a substitute of a previously consented scheme for 10 open market residential units. (Planning ref: 16/3826C)

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

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21.	<a href="#"><u>22/0540C</u></a>	Bradshaw House, 21, LAWTON STREET, CONGLETON, CW12 1RU Listed building consent for change of use from Family Day Care Centre to 6no. 1 Bedroom supported living apartments
22.	<a href="#"><u>22/0691T</u></a>	9, TRURO CLOSE, CONGLETON, CW12 3BD Works to Oak Tree
23. *	<a href="#"><u>22/0724C</u></a>	17, TRINITY PLACE, CONGLETON, CW12 3JB Proposed two storey side extension and new entrance canopy
24.	<a href="#"><u>22/0814T</u></a>	8, PARK LANE, CONGLETON, CW12 3DN T1 Sycamore tree to be felled.
25. *	<a href="#"><u>22/0859C</u></a>	14, TRINITY PLACE, CONGLETON, CW12 3JB Single storey rear extension to create and increase an open plan living area to the rear of the property.
26.	<a href="#"><u>22/0942C</u></a>	Land On The North Side Of, PEOVER LANE, CONGLETON Electronic Communications Cellular Base Station comprising of the installation of 1No. 17.5m high Phase 5 pole, 3No. ground based equipment cabinets and ancillary development thereto.
27. *	<a href="#"><u>22/0852C</u></a>	21, MINTON CLOSE, CONGLETON, CW12 3TD Proposed single storey rear extension.
28.	<a href="#"><u>22/0854C</u></a>	Mount Pleasant, Crouch Lane, CONGLETON, CW12 3PT Proposed demolition of coach depot buildings and the construction of four dwellings with access, parking, landscaping, wildflower meadow and pond
29. *	<a href="#"><u>22/0991C</u></a>	49, HARVEY ROAD, CONGLETON, CHESHIRE, CW12 2DH Single storey rear extension of existing dwelling and associated landscaping
30. *	<a href="#"><u>22/0973C</u></a>	68, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FL Erection of additional storey.
31.	<a href="#"><u>22/0459C</u></a>	76, ULLSWATER ROAD, CONGLETON, CW12 4JJ CHANGE OF USE AND ERECT A 2 METRE HIGH FENCE ON THE PADGBURY LANE BOUNDARY LINE