



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

Date 14th April 2022

Dear Councillor

Planning Committee Meeting – Thursday 21st April 2022

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

Thursday 21st April 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 17th March 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.

- None to report at time agenda produced

10. Planning Enforcement

To receive any updates on Planning Enforcement.

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

CLls: **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 17th March 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 17th March 2022

In attendance:

Committee members: Councillors Amanda Martin - Chair
Duncan Amies
Suzy Firkin
Jean Parry
Kay Wesley

Councillor Rob Moreton – not a member of this Committee

Also present: Congleton Town Council Officer: David McGifford (Chief Officer), Linda Minshull and Five members of the public

Minutes

1. Apologies for Absence

Apologies for absence were received from:
Committee Members: Councillors Denis Murphy (Town Mayor-Ex-Officio), Robert Douglas, Robert Hemsley and James Smith.

2. Minutes of Previous Meetings

PLN/25/2122 Resolved to approve and sign the minutes of the Planning Committee held on 17th February 2022.

3. Declarations of Interest

Councillor Amies declared a “non pecuniary” interest in application 22/0854C

Councillors Firkin and Wesley declared a “non pecuniary” interest in applications 22/0539C and 22/0540C.

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
27.4.2021		Information 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. 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> <p>20.1.2022 – No further updates</p> <p>Receipt of information relating to 2009 Section 106 agreements still outstanding, action CO to continue to follow up</p> <p>17.3.2022 – No updates to report</p>

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

22/0942C	Land On The North Side Of, PEOVER LANE, CONGLETON		<p>Several members of the public spoke in objection to this application</p> <p>OBJECTION DUE TO –</p> <ul style="list-style-type: none"> - Highway and safety issues due to the removal of the passing place after the blind bend
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			<ul style="list-style-type: none"> - Proximity to dwelling - Not in keeping with the surrounding area including heritage buildings
22/0854C	Mount Pleasant, Crouch Lane, CONGLETON, CW12 3PT	NP – D Amies	<p>The applicants explained the background to their proposals.</p> <p>No Objection</p>

8. Planning Appeals

The Chair will represent the Council at the Appeal for application - 20/2470C Hawthorne Cottage, Harvey Road, Congleton

9. Licensing Applications

The following licensing application was reported

- 9.1 – Congleton Snooker Club, Congleton

10. Planning Enforcement

There were no Planning Enforcement updates received.

11. Neighbourhood Plan

The Chief Office presented his report and updated on the progress of the Neighbourhood Plan including Regulation 14 – Route Map to completion. The aim is for completion to be by May 2023.

12. Planning Applications Section 2

PLN/26/2122 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
21/5775T	32, HULTON CLOSE, CONGLETON, CHESHIRE, CW12 3TF		No Objection
22/0558T	14, QUAYSIDE, CONGLETON, CW12 3AS		No Objection
22/0464C	Acres Nook, 192, PADGBURY LANE, CONGLETON, CW12 4HX		No Objection
22/0691T	9, TRURO CLOSE, CONGLETON, CW12 3BD		No Objection

22/0724C	17, TRINITY PLACE, CONGLETON, CW12 3JB		No Objection
22/0671D	Plots 135-138 Farm House, Turnstone Grange, Back lane, Congleton		No Objection
22/0672D	Plots 135-138, Land North of Back Lane, Former Farm House, Congleton		No Objection
22/0661C	22, HAWTHORNE CLOSE, CONGLETON, CW12 4UF		No Objection
22/0581C	59, HAWTHORNE CLOSE, CONGLETON, CW12 4UF		No Objection
22/0605T	4, QUARRY CLOSE, CONGLETON, CW12 3GS		Rather than being felled, the tree needs better management following advice from the tree preservation officer
22/0631T	45, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
22/0749C	2, KIRKSTONE COURT, CONGLETON, CHESHIRE, CW12 4JW		No Objection
22/0799C	14, TELFORD CLOSE, CONGLETON, CW12 3TR		OBJECTION DUE TO – The garage is too close to the railway line
22/0713C	63, FERN CRESCENT, CONGLETON, CHESHIRE, CW12 3HF		No Objection
22/0539C	Bradshaw House, 21, LAWTON STREET, CONGLETON, CW12 1RU	NP – S Firkin and K Wesley	OBJECTION DUE TO – - Potential effect on listed building in a conservation area - Uncertain about development impact due to no reports from the Conservation Officer yet - Essential that there is a site visit NOTE – Cheshire East Councillors to be informed of concerns regarding this application
22/0750T	33, HULTON CLOSE, CONGLETON, CW12 3TF		No Objection
22/0732C	Davenshaw Mill, BUXTON ROAD, CONGLETON		No Objection
22/0540C	Bradshaw House, 21, LAWTON STREET, CONGLETON, CW12 1RU	NP – S Firkin and K Wesley	OBJECTION DUE TO – - Potential effect on listed building in a conservation area - Uncertain about development impact due to no reports from the

			Conservation Officer yet - Essential that there is a site visit NOTE – Cheshire East Councillors to be informed of concerns regarding this application
22/0814T	8, PARK LANE, CONGLETON, CW12 3DN		OBJECTION DUE TO – No expert opinion provided
22/0859C	14, TRINITY PLACE, CONGLETON, CW12 3JB		No Objection
22/0852C	21, MINTON CLOSE, CONGLETON, CW12 3TD		No Objection
22/0991C	49, HARVEY ROAD, CONGLETON, CHESHIRE, CW12 2DH		No Objection
22/0973C	68, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FL		No Objection
22/0459C	76, ULLSWATER ROAD, CONGLETON, CW12 4JJ		No Objection

**Cllr Amanda Martin
(Chair)**

4. Outstanding Actions

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Planning Committee – 21st April 2022

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

- **14th, 21st & 28th March & 4th April 2022**

Planning Application Number		Details
1. *	22/1134D	LAND OFF, LAMBERTS LANE, CONGLETON, CHESHIRE Discharge of conditions 5 & 8 on approval 21/4786C.
2.	22/1216C	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN Change of use from former Bank to create 2 small HMO's
3.	22/1218C	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN Listed building consent for change of use from former Bank to create 2 small HMO's
4.	22/1119C	Land Off, THE MOORINGS, CONGLETON Non-material amendment on application 18/6255C - Reserved matters application for the erection of 62 dwellings and open space with associated landscaping and infrastructure
5.	22/1090C	17, BRUNSWICK STREET, CONGLETON, CHESHIRE, CW12 1QE Demolition of existing conservatory. Erection of a ground floor and first floor extension and new fenestration to the rear
6.	22/1116C	Land Off, GOLDFINCH CLOSE, CONGLETON Non material amendment on application 18/6250C - Erection of 14 dwellings (including 30% affordable housing) and open space with associated landscaping and infrastructure.
7.	22/1120C	Land At, BACK LANE, CONGLETON Non material amendment on application 18/4888C - Reserved matters application for appearance, landscaping, layout & scale following outline approval application 16/0514C for demolition of some existing buildings and the development of up to 140 dwellings
8.	22/1084C	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT Proposed extension and alteration
9.	22/0821T	9, LEEK ROAD, CONGLETON, CW12 3HU G2 - Oak tree - having recently moved to the property it is clear that the tree has not received any attention for many years There is a large branch over hanging the main Road (Leek Road) and there is some dead wood and Ivy in the crown. - Crown Thinning - dead wood to be removed from crown - Crown reduction - over hang branch to be reduced in size reducing danger of being hit by passing large vehicles
10.	22/0621C	NOBANNO RESTAURANT, ASTBURY LAKE, NEWCASTLE ROAD, ASTBURY, CW12 4HL Outline planning consent for redevelopment of existing restaurant site for residential purposes, with additional land retained for biodiversity habitat area

Planning Committee – 21st April 2022

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

- 14th, 21st & 28th March & 4th April 2022**

		(all matters reserved except for access) - Resubmission of Application Ref: 19/5793C
11. *	22/1171C	ALDERS FARM, DIAL LANE, CONGLETON, CHESHIRE, CW12 3QN Prior notification Solar PV panels on an agricultural barn roof.
12. *	22/1148D	Davenshaw Mill, BUXTON ROAD, CONGLETON Discharge of conditions 17 and 23 on 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)
13.	22/1306C	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG Construction of proposed outbuilding to rear garden
14.	22/1295T	148, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT T1 Sycamore & T3 Lime - Fell. The 2 trees grow either side of a large Oak (T2) and are encroaching into its crown which will have a detrimental effect on the Oak. Removing T1 & T3 will also allow more light in to the garden.
15. *	22/1312C	44 Daisybank Drive, Congleton, Cheshire East, CW12 1LX First floor side extension and widening of existing vehicle access