

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 17th March 2022

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

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| 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 |

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| 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 |

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| | | | 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)**