



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 12th May 2022

Dear Councillor

Planning Committee Meeting – Thursday 19th May 2022

You are summoned to attend a meeting of the Planning Committee on
Thursday 19th May 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 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 held on 21st April 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.

APP/RO660/D/22/3297428 – 21/5303C – 27 Meakin Close, Congleton –
Appeal against refusal

9. Licensing Applications

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

- Bear Grills, Market Street, Congleton – for information – comment date 17th May 2022

10. Planning Enforcement

To receive any updates on Planning Enforcement.

11. Neighbourhood Plan

To receive any updates on the Neighbourhood Plan.

12. Planning Applications Section 2 (Enclosed)

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

To: Planning Committee Members

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

Duncan Amies, Martin Amies, David Brown, Robert Douglas, Paul Duffy,
Suzy Firkin, Jean Parry, Mark Rogan, James Smith and Kay Wesley

Ex Officio: (Town Mayor) and (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 21st April 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 21st April 2022](#)

In attendance:

Committee members: Councillors Amanda Martin - Chair
Duncan Amies
Robert Hemsley
James Smith
Kay Wesley

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

Minutes

1. Apologies for Absence

Apologies for absence were received from:

Committee Members: Councillors Denis Murphy (Town Mayor - Ex-Officio), Robert Douglas, Suzy Firkin and Jean Parry.

2. Minutes of Previous Meetings

PLN/27/2122 Resolved to approve and sign the minutes of the Planning Committee held on 17th March 2022.

3. Declarations of Interest

None to report.

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 17.3.2022 – No updates to report 21.4.2022 – The Chief Officer stated that there were no further updates on the Astbury Place Bridge and he is still awaiting S106 information from Cheshire East Council.

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

There were no Planning Appeals to report.

9. Licensing Applications

There were no licensing application to report.

10. Planning Enforcement

It was reported that Elan Homes had now planted several trees on Quarry Close.

11. Neighbourhood Plan

The Chief Office presented his report and updated on the progress of the Neighbourhood Plan.

12. Planning Applications Section 2

PLN/28/2122 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/1134D	LAND OFF, LAMBERTS LANE, CONGLETON, CHESHIRE		No Objection
22/1216C	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN		No Objection as long as the applicant meets the HMO subsidiary planning document requirements, apart from the parking requirements due to the town centre location
22/1218C	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN		No Objection as long as the applicant meets the HMO subsidiary planning document requirements, apart from the parking requirements due to the town centre location
22/1119C	Land Off, THE MOORINGS, CONGLETON		No Objection
22/1090C	17, BRUNSWICK STREET, CONGLETON, CHESHIRE, CW12 1QE		REJECT – on the grounds of loss of daylight or sunlight, overlooking and loss of privacy
22/1116C	Land Off, GOLDFINCH CLOSE, CONGLETON		No Objection

22/1120C	Land At, BACK LANE, CONGLETON		No Objection subject to the hedge being replaced with as mature saplings as possible
22/1084C	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT		No Objection provided there is a tree replacement programme and arboriculture report
22/0821T	9, LEEK ROAD, CONGLETON, CW12 3HU		No objection
22/0621C	NOBANNO RESTAURANT, ASTBURY LAKE, NEWCASTLE ROAD, ASTBURY, CW12 4HL		REJECT – on the following grounds <ul style="list-style-type: none"> - Loss of landscape - Impact on highway - Local Plan Policy SE 6 (2) Safeguarding green infrastructure assets to make sure that (i) Development does not compromise their integrity or potential value
22/1171C	ALDERS FARM, DIAL LANE, CONGLETON, CHESHIRE, CW12 3QN		No objection
22/1148D	Davenshaw Mill, BUXTON ROAD, CONGLETON		No objection
22/1306C	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG		No Objection subject to no loss of trees
22/1295T	148, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT		REJECT – as no good reason to fell the trees. Require maintenance work.
22/1312C	44 Daisybank Drive, Congleton, Cheshire East, CW12 1LX		No objection
22/1383C	1 Jackson Road, Congleton, CW12 1NT		No objection
22/1046C	9 Woburn Drive, Congleton, CW12 3SS		No objection
22/1057C	Astbury Mere Country Park Sandy Lane, Congleton		No objection
22/1202D	Cross Street Garage, Cross Street, Congleton, CW12 1HQ		No objection
22/1267C	8 - 10, Little Street, Congleton, CW12 1AR		No objection

**Cllr Amanda Martin
(Chair)**

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
19.5.2021		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 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> <p>21.4.2022 – The Chief Officer stated that there were no further updates on the Astbury Place Bridge and he is still awaiting S106 information from Cheshire East Council.</p> <p>10.5.2022 – Councillor Akers Smith provided the Chief Officer with information on the Astbury Place Bridge but no progress has been made to date.</p> <p>10.5.2022 – The Chief Officer contacted David Malcom at Cheshire East regarding S106 information.</p>

Bear Grills, Market Street, Congleton, CW12 1BP

**APPLICATION FOR A MINOR VARIATION TO A PREMISES
LICENCE LICENSING ACT 2003**

NOTICE is hereby given that I, Mark Winder have applied on 3 May 2022 to Cheshire East Council in respect of the premises known as

Bear Grills,
Market Street,
Congleton,
CW12 1BP

The minor variation has been submitted to alter the hours when alcohol can be sold at the premises, from the existing times of Tuesday to Sunday 09.00 to 22.00, to the new times of Thursday to Monday 09.00 to 22.00

Representations shall be made in writing to the below address on or before the following date: 17 May 2022

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

Or by e-mail to: licensing@cheshireeast.gov.uk

The application may be inspected at the Licensing Section of Cheshire East Council by prior appointment during normal office hours.

Planning Committee – 19 May 2022

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

- 11th & 18th April 2022

Planning Application Number	Details
1. * 22/1475C	41, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HU Single storey rear extension & internal rework of space. Skylights added to garage on the front elevation.
2. 22/1379C	Buglawton Primary School, BUXTON OLD ROAD, CONGLETON, CW12 2EL Erection of small classroom extension to the west of the existing school building.
3. 22/1340C	Craig Cottage, Reades Lane, Congleton, CW12 3LL Construction of 3 no. dwellings and associated works
4. * 22/1522C	4, FORGE BANK DRIVE, CONGLETON, CW12 4DQ single storey rear extension
5. * 22/1517D	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON Discharge of Conditions 6, 9 & 12 on 21/4051C - Re-Plan of plots 143 to 144 and 213 to 216 to allow 7 residential dwellings, garages, driveways and gardens. Details of highway surfacing and removal of brick piers
6. * 22/1643C	24, TUDOR WAY, CONGLETON, CHESHIRE, CW12 4AS Proposed front single storey extension inc. garage conversion and internal alterations
7. * 22/1582C	6, GIANTSWOOD LANE, CONGLETON, CW12 2HG Proposed single storey side extension to replace existing garage, alterations to existing conservatory on rear elevation and internal alterations to existing ground floor.
8. * 22/1576C	24, LAMBERTS LANE, CONGLETON, CW12 3AU Proposed single storey side extension
9. * 22/1577C	85, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FJ Proposed single storey rear extension
10. * 21/5826C	34 The Parklands, Congleton, CW12 3DS Proposed extension – amended plans
11. * 22/0880C	77 Harvey Road, Congleton Garage extension and flat roof replacement with tiled pitch roof