



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 13th July 2022

Dear Councillor

Planning Committee Meeting – Thursday 21st July 2022

You are summoned to attend a meeting of the Planning Committee on
Thursday 21st July 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 held on 16th June 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. Neighbourhood Plan (Verbal Update)

To receive an update on the Neighbourhood Plan from the Chief Officer.

8. 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.

9. Planning Appeals

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

10. Licensing Applications

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

11. Planning Applications Section 2 (Enclosed)

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

To: Planning Committee Members

CIllrs: **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: Margarte Gartside (Town Mayor) and Rob Moreton (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 16th June 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 16th June 2022

In attendance:

Committee members: Councillors Amanda Martin – Chair
 Duncan Amies
 Martin Amies
 Suzy Firkin
 Robert Hemsley
 Jean Parry
 Mark Rogan
 James Smith

Also present: Congleton Town Council Officer: Jackie MacArthur

Minutes

1. Apologies for Absence

Apologies for absence were received from:

Committee Members: Councillors Robert Douglas, Margaret Gartside and Kay Wesley

2. Minutes of Previous Meetings

PLN/3/2223 Resolved to approve and sign the minutes of the Planning Committee held on 19th May 2022.

3. Declarations of Interest

None

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 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>19.5.2022 – Councillor Akers Smith has provided a comprehensive list of recent communications and requests for action from Morris homes – still no progress Section 106 – Further communication to Head of Planning was advised that an officer would be in contact. Nothing received to date. The Chief Officer reported that he will be putting in a Freedom of Information request.</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. Neighbourhood Plan

Andrew Thompson presented an updated version of the objectives and policies of the draft Congleton Neighbourhood Plan to the committee. Councillors proposed and approved for Andrew Thompson to make a number of modifications to the wording of the Key Issues, Objectives and Policies. The changes to the Key issues were around clarifying the Climate Change and Protecting and Enhancing the Environment Sections.

Changes were made to objectives 1, 2 and 4. Objective 7 was deleted and 8, 9 and 10 re-numbered. Modifications were made to the name of the Climate Change policy and to policies E2, E4, E5, E7. Town Centre policy TC1, TC3 and TC5 to be revised. Transport and Movement policies T2 to be modified and a new policy added about encouraging shared footpaths, cycleways and bridleways by all members of the community where possible for the paths to be separated from the road. Health, Education and Well-being – amending 3rd paragraph of HEW1 and amending the first sentence of HEW2. Amend the last sentence of Heritage Policy HE3. Slight modifications to Housing policies H1 and H2.

An amended version will be considered by the Neighbourhood Plan Steering group on the 28th June with the aim of going out to regulation 14 consultation at the end of July 2022.

8. Planning Applications Section 1

There were no applications for section 1.

9. Planning Appeals

There were no planning appeals to report.

10. Licensing Applications

The following licensing applications were considered

- Higher Ground, 56 High Street, Congleton – for information – comment date 9th June 2022

11. Planning Applications Section 2

PLN/4/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/1859T	5, MOSS CLOSE, CONGLETON, CW12 3UG		No Objection
22/1980C	36, KESTREL CLOSE, CONGLETON, CW12 3FA		No Objection
22/1963T	1, Royle Park, ROYLE STREET, CONGLETON, CW12 1JJ		No Objection
22/1949C	27, HAWTHORNE CLOSE, CONGLETON, CW12 4UF		No Objection
22/2198C	55 , Daisybank Drive, Congleton, Cheshire East, CW12 1LX		No Objection
22/2030D	1, BUXTON ROAD, CONGLETON, CW12 2DN		No Objection
22/1933D	CHURCH HOUSE INN, BUXTON ROAD, CONGLETON, CW12 2DY		No Objection
22/2160C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
22/1917C	4, HILLESDEN RISE, CONGLETON, CW12 3DR		No Objection
22/2059C	land off, BACK LANE, CONGLETON		No Objection
22/2163C	Land West Of, CONGLETON EDGE ROAD, CONGLETON		<p>OBJECTION due to the following –</p> <ul style="list-style-type: none"> - Intrusion into Green Belt - Type of barn conversion and unsuitable materials - Insufficient improvements on previous planning application refused by Cheshire East Council - Materials, design and visual appearance out of keeping for the type of property
22/2361C	95, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU		No Objection
22/2342T	CLAYTON MANOR NURSING HOME, ROOD HILL, CONGLETON,		No Objection

	CW12 1YZ		
22/2323C	8, VERNON AVENUE, CONGLETON, CW12 3AZ		No Objection
22/2324C	3, CORNWALL CLOSE, CONGLETON, CW12 3JZ		No Objection
22/2260C	Cloud Bank, TUNSTALL ROAD, CONGLETON, CW12 3QB		No Objection
22/2304T	37, SANDBACH ROAD, CONGLETON, CW12 4LB		No Objection
22/2051C	42, Bankhouse Drive, Congleton, CW12 2BH		No Objection

**Cllr Amanda Martin
(Chair)**

4. Outstanding Actions

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Planning Committee – 21 July 2022

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

- **6th 13th 20th & 27th June 2022**

Planning Application Number	Details
1. * 22/1918C	Ivy Cottage, TUNSTALL ROAD, CONGLETON, CW12 3QA Lawful Development Certificate for existing use of an area of land as a garden within the residential curtilage
2. * 22/2463C	19 Hinckley Court, Congleton, CW12 4WE Proposed extension(s) to incorporate en-suite living space
3. * 21/5682C	34, FALMOUTH ROAD, CONGLETON, CHESHIRE, CW12 3BH Variation of condition 2 & 3 on application 19/0296C - Proposed single storey side and rear extension with internal alterations.
4. * 22/2516C	87, WOOLSTON AVENUE, CONGLETON, CHESHIRE, CW12 3ED Single storey rear extension with structural canopy
5. * 22/1608C	1, SILVERGATE COURT, CONGLETON, CW12 3BJ Lawful Development Certificate for proposed conversion of existing integral garage into habitable space to form bedroom and separate shower room.
6. 22/2418C	35-37, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AX Provision of signage on Market St above relocated main entrance to proposed TMC offices, and rooftop signage facing North and South.
7. * 22/2572D	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ Discharge of conditions 4, 12 & 14 on approved application 20/5658C - Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping
8. 22/2541C	57, DELAMERE ROAD, CONGLETON, CW12 4PA Erection of a single storey side extension
9. 22/2655C	57, DELAMERE ROAD, CONGLETON, CW12 4PA Removal of existing boundary hedge and erection of 2.4 m high boundary wall
10. 21/5682C	34, FALMOUTH ROAD, CONGLETON, CHESHIRE, CW12 3BH Proposed single storey side and rear extension. (Amended Plans)
11. * 22/2757C	26 BAILEY CRESCENT, CONGLETON, CW12 2EW Two storey side, single storey front and porch extensions
12. * 22/2615C	SIEMENS HOUSE, VAREY ROAD, EATON BANK TRADING ESTATE, CONGLETON, CW12 1PH
13. * 22/2787C	32, PARK LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3DG Rear facing single storey extension