



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 31st August 2022

Dear Councillor

Planning Committee Meeting – Thursday 8th September 2022

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

Thursday 8th September 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

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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 Previous Meetings (Enclosed)

To approve and sign the minutes of the Planning Committee held on 11th August 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

CLls: **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: Margaret 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 11th August 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 11th August 2022

In attendance:

Committee members: Councillors Amanda Martin – Chair
Duncan Amies
David Brown
Suzy Firkin
Robert Hemsley
Jean Parry
Mark Rogan
Kay Wesley

Also present: Congleton Town Council Officers: David McGifford and Linda Minshull and Councillor Rob Moreton who is not a Committee member

Minutes

1. Apologies for Absence

Apologies for absence were received from:
Committee Members: Councillors Robert Douglas and James Smith

2. Minutes of Previous Meetings

PLN/7/2223 Resolved to approve and sign the minutes of the Planning Committee held on 21st July 2022.

3. Declarations of Interest

Councillor David Brown declared a “non-pecuniary” interest as he is a member of Cheshire East Council and a member of the Licensing Committee at Cheshire East Council.
Councillor Rob Moreton declared a “non-pecuniary” interest as he is a member of Cheshire East Council.

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
27.4.2021		Information from Cllr S Akers Smith	<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</p> <p>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> <p>12.07.22</p> <p>Through discussions with relevant CEC officers investigations into groundworks for the bridge are taking place and with a view to progressing with the installation of the bridge</p> <p>21.7.2022 – The Chief Officer reported that progress was being made towards the delivery of the bridge but progress was slow.</p> <p>11.8.2002 – The Chief Officer reported that there had been no further updates since the last meeting.</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

The Chief Officer stated that there had been no updates since the last meeting and the consultation will be important.

8. Planning Applications Section 1

Application Number	Location	Declaration of Interest	Comments
22/2971C	AREA OF VERGE ON NORTH SIDE OF PEOVER LANE, CONGLETON		Two members of the public spoke in objection to this application OBJECTION DUE TO – <ul style="list-style-type: none"> - Highway and safety issues due to the removal of the passing place after the blind bend - Proximity to dwelling Not in keeping with the surrounding area including heritage buildings

9. Planning Appeals

None to report.

10. Licensing Applications

The following licensing applications were noted -

- Throstles Nest, 11 Buxton Road, Congleton
- Morrisons, Market Street, Congleton
- Waggon and Horses, Manchester Road, Eaton, Congleton
- Coach & Horses, Under Rainow Road, Congleton

11. Planning Applications Section 2

PLN/8/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/2711C	69, Manchester Road, Congleton, CW12 2HT		No Objection
22/2995C	9, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
22/2997C	20, AMBLESIDE COURT, CONGLETON, CW12 4HZ		No Objection
22/2999D	Land Off, GOLDFINCH CLOSE, CONGLETON		No Objection
22/2603C	3, THE MOUNT, CONGLETON, CW12 4FD		No Objection

22/2778C	13, BRIDGE STREET, CONGLETON, CW12 1AS		No Objection subject to a satisfactory flood report
22/2953D	MOSS FARM, MOSS LANE, EATON, CHESHIRE EAST, CW12 2NA		No Objection
22/2821C	UNIT 1, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB		No Objection
22/2900C	3, RANGLES VIEW, CONGLETON, CW12 3JN		No Objection
22/2907C	28, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF		No Objection
22/3052T	31, HULTON CLOSE, CONGLETON, CW12 3TF		No Objection
22/2824C	43, CROSS LANE, CONGLETON, CHESHIRE, CW12 3JX		OBJECTION due to the following <ul style="list-style-type: none"> - Overdevelopment of the site - Highway safety due to shortage of turning space - Too close to the road
22/3017C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		No Objection
22/3135C	12, SOUTHLANDS ROAD, CONGLETON, CW12 3JY		No Objection
22/3097C	37, DAVENSHAW DRIVE, CONGLETON, CW12 2FP		No Objection
22/3050C	Roundabout at junction of BACK LANE & BLOSSOM GATE, CONGLETON		No Objection

**Cllr Amanda Martin
(Chair)**

Outstanding Actions

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Planning Committee – 8th September 2022

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

- **25th July & 1st 8th 15th & 22nd August 2022**

Planning Application Number	Details
1. * 22/3058D	CAR PARK, TOMMYS LANE, CONGLETON Discharge of conditions 3, 4, 11, 14 and 20 on approved application 21/0320C: Application for 9no. affordable apartments.
2. * 22/3065C	31, HIGH STREET, CONGLETON, CW12 1BQ Proposed removal of existing night safe and existing aperture to be infilled with stonework to match existing and remove existing ATM and existing window glazing to be replaced with new
3. * 22/3122C	41, BANKHOUSE DRIVE, CONGLETON, CW12 2BH Double Storey Side Extension/ Single Storey Rear
4. * 22/3205C	41, BANKHOUSE DRIVE, CONGLETON, CW12 2BH Double Storey Side Extension/ Single Storey Rear
5. 22/3203T	148, Canal Road, Congleton, Cheshire East, CW12 3AT T1 Sycamore - targeted crown reduction/ reshape to remove branches encroaching into the crown of the adjacent Turkey Oak, directionally pruned to minimise reoccurrence. Also crown thin by 15% due to excessive shading. T3 Lime - pollard to approx 8-10m leaving a suitable framework for the regrowth to produce an aesthetically pleasing tree which will fit well within the group. This is due to excessive shading to the rear garden.
6. * 22/3206D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT Discharge of Condition 15 on 18/6319C - Refurbishment and extension of existing Leisure Centre to include demolition of existing swimming pool and auxiliary buildings, new build pool including Reception and Changing Areas, plus refurbishment of existing Sports Hall and Gym Areas
7. * 22/2417C	35-37, HIGH STREET, CONGLETON, CW12 1AX Proposed partial rooftop extension with external terraces. Remodelling of all facades including new fenestration and cladding, relocation of the entrance off Market Street and removal of dock leveller to rear to create parking for 3 cars and space for external fire escape staircase. Provision of signage on Market St above relocated main entrance to proposed TMC offices, and rooftop signage facing North and South
8. 22/3132C	CONGLETON HIGH SCHOOL, BOX LANE, CONGLETON, CW12 4NS certificate of proposed lawful development for two proposed buildings in Part 7, Class M of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
9. * 22/3115C	22, WILLOW STREET, CONGLETON, CHESHIRE, CW12 1RL Change of Use from existing non-habitable basement in one-bedroom flat & addition of a single storey rear extension.

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10. *	<u>22/3359C</u>	53, ULLSWATER ROAD, CONGLETION, CW12 4JQ Proposed new pitched roof and internal/external alterations to existing property.
11.	<u>22/3366T</u>	18, LAMBERTS LANE, CONGLETION, CW12 3AU Ash (T1) - Mature Ash tree located in the rear garden. Fell down to either ground level.
12. *	<u>22/3355C</u>	31, HOWEY HILL, CONGLETION, CONGLETION, CHESHIRE, CW12 4AF Proposed single storey rear extension.
13.	<u>22/3330T</u>	1, BLACKSHAW CLOSE, CONGLETION, CW12 3TB Application for reduction in size of Oak Tree within bounds of 1 Blackshaw Close. The tree is overhanging a neighbour's newly constructed shed and appears to have some dead branches which may be in danger of falling on neighbour's property. Further, some branches are overhanging the footpath along Brierley Road. The hedge which is adjacent to the tree along Brierley Road has grown around some lower branches, making it difficult to maintain the hedge without potential damage to the tree. The former owners applied for permission to reduce the tree on 11/08/2000 (Application T0426/52); permission for works was approved on 20/09/2000. An arborist has been consulted and has stated that a reduction is appropriate to avoid further incursion to neighbouring property. The reduction would be done after leaf fall during the dormant season such that a clear view of any dead wood and all branches is available. The objective is to preserve the health of the tree while maintaining it in an appropriate condition.
14. *	<u>22/3333C</u>	37, Wiltshire Drive, Congleton, Cheshire East, CW12 1NX REMOVAL OF EXISTING GARAGE AND INTRODUCTION OF SINGLE STOREY SIDE EXTENTION
15. *	<u>22/3249C</u>	37, HOWEY HILL, CONGLETION, CHESHIRE, CW12 4AF Summer House and Office with Compost Toilet at the bottom of the garden, but to be used as additional sleeping accommodation for guests, whilst future proofing as an annexe for elderly parents.
16. *	<u>22/2960C</u>	CLOUD COTTAGE, TUNSTALL ROAD, CONGLETION, CONGLETION, CHESHIRE, CW12 3QB Demolition of rear bay and boiler house and construction of conservatory/garden room and an open front porch.
17. *	<u>22/3408C</u>	22, HAVANNAH LANE, CONGLETION, CW12 2EA Proposed first floor dormer to side elevation and internal alterations to existing property.
18. *	<u>22/3402C</u>	7, TRURO CLOSE, CONGLETION, CW12 3BD Proposed extensions and alterations to existing bungalow.

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19. *	22/3403C	44, Daisybank Drive, CONGLETON, Congleton, Cheshire East, CW12 1LX Non-material amendment to application 22/1312C
20. *	22/3383C	22, ELMWOOD DRIVE, CONGLETON, CW12 4QY Lawful Development Certificate for proposed single storey rear extension