



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

Date 4th August 2022

Dear Councillor

Planning Committee Meeting – Thursday 11th August 2022

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

Thursday 11th August 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 Previous Meetings (Enclosed)

To approve and sign the minutes of the Planning Committee held on 21st July 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 (Enclosed)

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

Cllrs: **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 21st July 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 July 2022

In attendance:

Committee members: Councillors Amanda Martin – Chair
 David Brown
 Suzy Firkin
 Robert Hemsley
 Jean Parry
 James Smith
 Kay Wesley

Also present: Congleton Town Council Officers: David McGifford and Linda Minshull

Minutes

1. Apologies for Absence

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

2. Minutes of Previous Meetings

PLN/5/2223 Resolved to approve and sign the minutes of the Planning Committee held on 16th June 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.

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>

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 updated on the time frame and was working towards Regulation 14 by September. There would then be a consultation process.

8. Planning Applications Section 1

There were no applications for section 1.

9. Planning Appeals

The Chair updated on an appeal on application 21/5303C – 26 Meakin Close – Appeal dismissed.

10. Licensing Applications

The following licensing applications were noted -

- Shell, Clayton Bypass, Congleton
- Morrisons, Market Street, Congleton

11. Planning Applications Section 2

PLN/6/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/1918C	Ivy Cottage, TUNSTALL ROAD, CONGLETON, CW12 3QA		OBJECT – due to lack of information. Need to confirm the land has been a garden for the requisite time
22/2463C	19 Hinckley Court, Congleton, CW12 4WE		No Objection
21/5682C	34, FALMOUTH ROAD, CONGLETON, CHESHIRE, CW12 3BH		No Objection
22/2516C	87, WOOLSTON AVENUE, CONGLETON, CHESHIRE, CW12 3ED		No Objection
22/1608C	1, SILVERGATE COURT, CONGLETON, CW12 3BJ		No Objection
22/2418C	35-37, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AX	NP – K Wesley	No Objection
22/2572D	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ		No Objection
22/2541C	57, DELAMERE ROAD, CONGLETON, CW12 4PA		No Objection
22/2655C	57, DELAMERE ROAD, CONGLETON, CW12 4PA		OBJECT – due to <ul style="list-style-type: none">- Loss of hedges- Out of keeping with street scene

22/2757C	26 BAILEY CRESCENT, CONGLETON, CW12 2EW		No Objection
22/2615C	SIEMENS HOUSE, VAREY ROAD, EATON BANK TRADING ESTATE, CONGLETON, CW12 1PH		No Objection
22/2787C	32, PARK LANE, CONGLETON, CONGLETON, CHESHIRE, CW12 3DG		No Objection
22/2842C	18, NORFOLK ROAD, CONGLETON, CHESHIRE, CW12 1PA		No Objection to the application but would suggest that the planning enforcement officer should visit based upon local observations and resident complaints eg. tiles and cladding not in accordance with the planning application
22/2860T	Moss Nook Cottage, 9, BACK CROSS LANE, CONGLETON, CW12 3HT		No Objection
22/2852C	8 Marton Close, Congleton, CW12 3HT		No Objection
22/2810C	14 Boundary Lane, Congleton, CW12 3HZ		No Objection
22/2833D	6, BRADBURY GARDENS, CONGLETON, CHESHIRE, CW12 3SR		No Objection
22/2822C	61, KESTREL CLOSE, CONGLETON, CW12 3QX		No Objection
22/2803D	Land Off, GOLDFINCH CLOSE, CONGLETON		No Objection
22/2777C	Capitol Walk, Capitol House, High Street, Congleton, Cheshire East, CW12 1WB		No Objection
22/2469C	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD		No Objection
22/2748C	40, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF		No Objection
22/2703C	Land At, FORGE LANE, CONGLETON		OBJECT – due to loss or damage to TPO trees
22/1903C	Mount Pleasant Farm, Giantswood Lane, CW12 2JJ		OBJECT – concerns aligned to Hulme Walfield and Somerford Booth P.C. comments. Additional concerns raised and will be submitted by individual Councillors

22/2338C	Land to the East and West of Viking Way, Congleton, CW12 1TT		Support the comments made by Hulme Walfield and Somerford Booths P.C.
22/2350C	Land to the west of Viking Way, Congleton, CW12 1TT		No Objection – support the comments made by Hulme Walfield and Somerford Booths P.C. Concerns raised re: continuation of the greenway over the River Dane
22/2525D	Moss Farm, Moss Lane, Eaton, CW12 2NA		No Objection
22/2644D	Moss Farm, Moss Lane, Eaton, CW12 2NA		No Objection

**Cllr Amanda Martin
(Chair)**

Outstanding Actions

Date	Planning Application Number	Action	Progress
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Licensing Applications – Planning Committee 11th August 2022

Throstles Nest, 11 Buxton Road, Congleton, Cheshire

Notice is hereby given that we, Caldmore Taverns Limited have applied on 28 July 2022 to Cheshire East Council in respect of the premises known as Throstles Nest, 11 Buxton Road, Congleton, Cheshire. CW12 2DW for a PREMISES LICENCE to provide the following licensable activities:

- To permit the sale of alcohol by Monday to Sunday inclusive between 09:00 and 01:00 hours.
- Provision of regulated entertainment by Monday to Sunday inclusive between 09:00 and 01:00 hours.
- Opening hours for the premises by Monday to Sunday inclusive between 09:00 and 01:30.

Representations shall be made in writing to the below address on or before the following date: 25 August 2022.

Coach and Horses, Under Rainow Road, Timbersbrook, Congleton, CW12 3PL

Notice is hereby given that Cloudside 2021 Limited, have applied on 27 July 2022 to Cheshire East Council in respect of the premises known as known as Coach and Horses, Under Rainow Road, Timbersbrook, Congleton, CW12 3PL for a premises licence to provide the following licensable activities:

The provision of Live Music and the Sale and Supply of Alcohol

- Sunday to Thursday - 11.00 – 23.00
- Friday and Saturday – 11.00 – 24.00

Representations shall be made in writing to the below address on or before the following date: 24 August 2022.

Morrisons, Bridgestone Shopping Centre, Market Street, Congleton, CW12 1DA

Notice is hereby given that on 20 July 2022, WM Morrison Supermarkets Limited applied to Cheshire East Council for a minor variation of the Premises Licence in respect of premises Morrisons, Bridgestone Shopping Centre, Market Street, Congleton, Cheshire, CW12 1DA.

The minor variation seeks to change:

- The proposed variation is to approve minor alterations to the layout of the premises in accordance with the plan deposited with the Licensing Authority.

Representations shall be made in writing to the below address on or before the following date: 3 August 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.

It is an offence on summary conviction, to knowingly or recklessly make a false statement in connection with this application, the maximum fine for which is, unlimited.

Planning Committee – 11th August 2022

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

- **11th 18th & 25th July 2022**

Planning Application Number		Details
1. *	<u>22/2711C</u>	69, Manchester Road, Congleton, CW12 2HT Starter industrial/commercial units on land at rear of 69 Manchester Road
2. *	<u>22/2995C</u>	9, PADGBURY LANE, CONGLETON, CW12 4LP Proposed front facing porch
3. *	<u>22/2997C</u>	20, AMBLESIDE COURT, CONGLETON, CW12 4HZ Demolition of existing single storey accommodation and erection of 2 storey side extension
4. *	<u>22/2999D</u>	Land Off, GOLDFINCH CLOSE, CONGLETON Discharge of condition 4 on approved application 18/6250C: Erection of 14 dwellings (including 30% affordable housing) and open space with associated landscaping and infrastructure.
5.	<u>22/2971C</u>	AREA OF VERGE ON NORTH SIDE OF PEOVER LANE, CONGLETON Prior Approval for a proposed Electronic Communications Cellular Base Station ('mast') comprising of the installation of 1No 15m Alpha 360 pole, 3No ground based equipment cabinets and ancillary development thereto
6. *	<u>22/2603C</u>	3, THE MOUNT, CONGLETON, CW12 4FD Non-Material Amendment to existing permission 16/0258C
7.	<u>22/2778C</u>	13, BRIDGE STREET, CONGLETON, CW12 1AS Change of ground floor Class E into two separate Class E units. Change of first and second floor of Class E unit into two separate C3 residential units. Re-introduction of doorway to along Victoria Street for access to flat 2. Re-introduction of window to Commercial unit 1 along Victoria Street
8. *	<u>22/2953D</u>	MOSS FARM, MOSS LANE, EATON, CHESHIRE EAST, CW12 2NA Discharge of condition 12 on approved application 20/2698C: Demolition of existing farm house and development of the site for 5no. residential properties consisting of 2no. bungalows and 3no, two storey family homes.
9.	<u>22/2821C</u>	UNIT 1, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB Change of Use from Class E to a Hot Food Takeaway unit (Sui Generis) including associated minor external alterations
10. *	<u>22/2900C</u>	3, RANGLES VIEW, CONGLETON, CW12 3JN PROPOSED SINGLE STOREY REAR EXTENSION
11. *	<u>22/2907C</u>	28, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF Proposed porch and WC to front elevation.
12.	<u>22/3052T</u>	31, HULTON CLOSE, CONGLETON, CW12 3TF T1 Sycamore - Remove 2 lowest limbs extending over lawn. T2 Oak - Remove epicormic growth up to main fork. Reduce limb over neighbouring fence by 1-2 metres and limb extending towards street light to give 2-3 metres clearance. Remove any larger dead wood from both trees (exempt work)

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13.	22/2824C	43, CROSS LANE, CONGLETON, CHESHIRE, CW12 3JX Application for construction of 1no. detached two storey dwelling including formation of new vehicular access onto Leek Road
14. *	22/3017C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY non material amendment fencing & landscaping