



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

Date 10<sup>th</sup> November 2022

Dear Councillor

## **Planning Committee Meeting – Thursday 17<sup>th</sup> November 2022**

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

**Thursday 17<sup>th</sup> November 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

**David McGifford**  
Chief 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 Previous Meetings (Enclosed)**

To approve and sign the [minutes of the Planning Committee meeting held on the 13<sup>th</sup> October 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

**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:** 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 13<sup>th</sup> October 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 13<sup>th</sup> October 2022](#)

In attendance:

Committee members: Councillors     **Amanda Martin – Chair**  
Duncan Amies  
David Brown  
Paul Duffy  
Suzy Firkin  
Jean Parry  
James Smith  
Kay Wesley

Also present: Congleton Town Council Officer: David McGifford (Chief Officer)  
One member of the press was in attendance

### Minutes

#### **1. Apologies for Absence**

Apologies for absence were received from: Committee Members: Councillors Robert Douglas, Martin Amies and Robert Hemsley .

#### **2. Minutes of Previous Meetings**

PLN/11/2223 Resolved to approve and sign [the minutes of the Planning Committee meetings held on 11<sup>th</sup> August and 8<sup>th</sup> September 2022.](#)

#### **3. Declarations of Interest**

Councillor David Brown declared a “non-pecuniary” interest in matters relating to Cheshire East Council.

#### **4. Outstanding Actions**

Date	Planning Application Number	Action	Progress
29.9.2022	Astbury Place /Congleton park bridge Section 106 dispute	Information from Cllr S Akers Smith	Cheshire East Head of Planning confirmed that they have received a package of technical information from Morris Homes. Cheshire East Planning Officers are now preparing a briefing note to summarise the proposals, the impacts of construction and including input from other services. Once this has been completed (hopefully 2-3 weeks) a meeting will be arranged to explain the next steps/options.

#### **5. Questions from Members of the Public**

There were no questions from members of the public.

#### **6. Urgent Items**

There were no urgent items raised at the meeting.

#### **7. Neighbourhood Plan**

The Chief Officer stated that:

1. All necessary mapping had been completed.
2. There would be discussion with Cheshire East Council with regards to the start date of the consultation, which could potentially start early November to mid-December.

#### **8. Planning Applications Section 1**

There were no applications for Section 1.

#### **9. Planning Appeals**

None to report.

#### **10. Licensing Applications**

There were no licensing applications to note.

## 11. Planning Applications Section 2

**PLN/12/2223 RESOLVED** that those items starred on the planning list plus applications 18,19,20 be recorded as “no objection”

**PLN/13/2223 RESOLVED** that the following comments be made to Cheshire East Council:

### Planning Committee – 13<sup>th</sup> October 2022

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

- 5<sup>th</sup>,12<sup>th</sup>,19<sup>th</sup>, 26<sup>th</sup> September and 3<sup>rd</sup> and 10<sup>th</sup> October

Planning Application Number	Location	Declaration of Interest	Comments
1	<a href="#">22/2589T</a> 190 Biddulph Road, Congleton, Cheshire East, CW12 3LS	None	<b>OBJECTION</b> – tree specialist needs to comment on this application
2*	<a href="#">22/2618C</a> 1, HEYWOOD STREET, CONGLETON, CW12 4DL	None	No objection
3	<a href="#">22/2889T</a> 19, LONGDOWN ROAD, CONGLETON, CW12 4QH	None	<b>OBJECTION</b> – due to the lack of information to justify proposed works
4*	<a href="#">22/3280C</a> 13, FALCON DRIVE, CONGLETON, CW12 3UJ	None	No objection
5	<a href="#">22/3417C</a> Land Adjacent To 27, TUDOR WAY, CONGLETON	None	No objection
6*	<a href="#">22/3483C</a> 73, FORGE LANE, CONGLETON, CW12 4BL	None	No objection
7	<a href="#">22/3527C</a> 41, BIRCH ROAD, CONGLETON, CW12 4NN	None	No objection
8*	<a href="#">22/3569C</a> 12, SWEET BRIAR COURT, ASTBURY, CW12 4GY	None	No objection
9*	<a href="#">22/3596C</a> 5, DERWENT DRIVE, CONGLETON, CW12 3RN	None	No objection
10*	<a href="#">22/3610C</a> 5, ANNAN CLOSE, CONGLETON, CW12 3RZ	None	No objection
11*	<a href="#">22/3626D</a> Land At, BACK LANE, CONGLETON	None	No objection
12*	<a href="#">22/3627D</a> Land At, BACK LANE, CONGLETON	None	No objection
13*	<a href="#">22/3666C</a> UNIT 1A, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB	None	No objection

<b>14*</b>	<a href="#"><u>22/3762C</u></a>	Bank Place, 1, TOMMYS LANE, CONGLETON, CHESHIRE, CW12 2EZ	None	No objection
<b>15</b>	<a href="#"><u>22/3763T</u></a>	1 Trinity Court, Hulton Close, Congleton, CW12 3TF	None	No objection
<b>16*</b>	<a href="#"><u>22/3864C</u></a>	Land off Manchester Road, Congleton	None	No objection
<b>17</b>	<a href="#"><u>22/3906C</u></a> (E)	Tanners Cottage, Weathercock Lane, Congleton, CW12 3PS	None	No objection
<b>18*</b>	<a href="#"><u>22/3926C</u></a> (W)	20, Hertford Close, Congleton, CW12 1TB	None	No objection
<b>19*</b>	<a href="#"><u>22/3964C</u></a> (W)	3, Grasmere Avenue, Congleton, CW12 4LZ	None	No objection
<b>20*</b>	<a href="#"><u>22/3969C</u></a> (E)	78, Boundary Lane, Congleton, CW12 3JA	None	No objection

**Cllr Amanda Martin  
(Chair)**

### **Outstanding Actions**

Date	Planning Application Number	Action	Progress
27.4.2021	Astbury Place /Congleton park bridge Section 106 dispute	Information from Cllr S Akers Smith	29.09.22 – Cheshire East Head of Planning confirmed that they have received a package of technical information from Morris Homes. Cheshire East Planning Officers are now preparing a briefing note to summarise the proposals, the impacts of construction and including input from other services. Once this has been completed (hopefully 2-3 weeks) a meeting will be arranged to explain the next steps/options.



**Planning Committee – 17<sup>th</sup> November 2022**

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

**17<sup>th</sup>, 24<sup>th</sup>, and 31<sup>st</sup> October and 7<sup>th</sup> of November**

	<b>Planning Application Number</b>	<b>Proposal</b>	<b>Location</b>
<b>1</b>	<a href="#"><u>22/1057C</u></a>	Permission for cafe at Astbury Mere Country Park.	Astbury Mere Country Park SANDY LANE, CONGLETON
<b>2</b>	<a href="#"><u>22/4041C</u></a>	Demolition of existing bungalow and its replacement with 2 No. semi-detached dwellings.	24, GIANTSWOOD LANE, CONGLETON, CW12 2HQ
<b>3*</b>	<a href="#"><u>22/4080C</u></a>	The proposal includes a single storey rear extension and external alterations to the existing garage which will allow it to be used as a store, utility and playroom.	73, FORGE LANE, CONGLETON, CW12 4BL

4	<a href="#">22/4097T</a>	<p>[T1] Copper Beech: Located at the rear border of no.2 Hillesden Rise overhanging clients garage and house roofline at 59 Park Lane. Proposal: Reduce eastern lateral spread overhanging roofline by up to 2m and crown raise drooping secondary laterals over drive, to clear to 5m from ground level. Reason: Cyclical pruning to control spread over property, give good clearance under crown and reduce litter drop into guttering. [T2] Yew: Located along the eastern border of no.2 Hillesden Rise overhanging client's garden. Proposal: Reduce lateral spread property side by 1m. Reason: To control spread over client's garden. [T3] Beech: Located along the eastern border of no.2 Hillesden Rise overhanging client's garden. Proposal: Reduce lateral spread by selective target pruning to pull back crown property side by up to 2m. Reason: To control lateral spread over garden. [G4] Ash &amp; Prunus group: Located along the eastern border of no.2 Hillesden Rise overhanging client's garden. Proposal: Reduce lateral spread growing into katsura by 1m to clear. Reason: To control crown spread encroaching on katsura. [T5] Sycamore: Located at the rear boundary of the property. Proposal: Remove 2no. secondary laterals (both 10cm diam at 5m) property side growing over adjacent birch. Reason: To reduce encroachment on birch and give further clearance over garden. [T6] Copper Beech: Located at the rear right border of property. Proposal: Reduce southern lateral spread encroaching to neighbours' property by 2m to ensure min clearance of 2m from house. Reduce drooping secondary laterals to crown raise all round to 5m from ground level. Reason: To control lateral spread encroaching on neighbours' house and to give good clearance under crown. [T7] Robinia: Located at the right side of property at side of house. Proposal: Sectional dismantle to ground level and grind out resulting stump. Reason: Sucker growth has begun appearing inside property client worried about future damage species could cause. [G8] 2no. Robinia group: Located at the right side of property Proposal: Remove all major deadwood 3cm diameter and greater. Reason: To remove potential hazards. [T9] Robinia: Located at the front left corner of property Proposal: Remove all major deadwood 3cm diameter and greater. Reason: To remove potential hazards.</p>	59, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD
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<b>5*</b>	<a href="#">22/4124C</a>	Side single storey extension	PEOVER BARN, PEOVER LANE, CONGLETON, CW12 3QH
<b>6*</b>	<a href="#">22/4143C</a>	New external signage for newly extended leisure centre	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT
<b>7*</b>	<a href="#">22/4144C</a>	New external signage for newly extended leisure centre	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT
<b>8*</b>	<a href="#">22/4196C</a>	Advertisement Consent for various signs, three lanterns and two floodlights	Counting House, 18, SWAN BANK, CONGLETON, CW12 1AH
<b>9*</b>	<a href="#">22/4197C</a>	Listed building consent for the erection of illuminated and non-illuminated signs to the exterior of the building	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH
<b>10</b>	<a href="#">22/4207C</a>	Outline application for residential development of up to 3 dwellings comprising of formation of site access and site landscaping works necessary to form suitable and level areas for development. All other detailed matters are reserved for later approval.	LAND AT WAGGS ROAD, CONGLETON
<b>11*</b>	<a href="#">22/4243C</a>	Extension and alterations to existing bungalow with detached garage/annex.	8 , Moss Road, Congleton, CW12 4BN

<b>12*</b>	<a href="#"><u>22/4258C</u></a>	Proposed side extension and internal remodel of existing detached property.	139, WAGGS ROAD, CONGLETON, CW12 4BU
<b>17</b>	<a href="#"><u>22/4268C</u></a>	Outline planning permission for residential development of up to 43 dwellings comprising of formation of site access and site landscaping works necessary to form suitable and level areas for development. All other detailed matters are reserved for later approval.	LAND NORTH OF, BANKY FIELDS, CONGLETON, CHESHIRE
<b>13*</b>	<a href="#"><u>22/4307D</u></a>	Discharge of condition 17 on application 21/3453C: The demolition of existing farmhouse buildings and the erection of 4 no. dwellings (Use Class C3) with landscaping and other associated works	Farm house, Turnstone Grange, Land north of BACK LANE, CONGLETON
<b>15*</b>	<a href="#"><u>22/4329C</u></a>	Non-material amendment to approved application 18/6255C - Reserved matters application for the erection of 62 dwellings and open space with associated landscaping and infrastructure	Land Off, THE MOORINGS, CONGLETON