



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 8th December 2022

Dear Councillor

Planning Committee Meeting – Thursday 15th December 2022

You are summoned to attend a meeting of the Planning Committee on
Thursday 15th December 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

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 meeting held on the 17th November 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

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: 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 17th November 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 17th November 2022](#)

In attendance:

Committee members: Councillors Amanda Martin – Chair
 Duncan Amies
 Martin Amies
 Robert Douglas
 Suzy Firkin
 Mark Rogan
 James Smith
 Kay Wesley

Ex-Officio Members: Rob Moreton (Deputy Mayor)

Also present:

Congleton Town Council Officer: David McGifford (Chief Officer)

Two members of the press

Thirty six members of the public

Minutes

1. Apologies for Absence

Apologies for absence were received from: Committee Members:
Councillors David Brown, Paul Duffy, Robert Hemsley and Jean Parry
Ex-Officio Member: Margaret Gartside (Town Mayor)

2. Minutes of Previous Meetings

PLN/14/2223 Resolved to approve and sign [the minutes of the Planning Committee meeting held on 13th October 2022.](#)

3. Declarations of Interest

No Councillors declared an interest.

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.

7. Neighbourhood Plan

The Chief Officer gave a verbal update and stated that:

The Neighbourhood Plan regulation 14 Consultation would commence pre-Christmas and into February 2023 to provide the opportunity to generate the maximum amount of responses.

8. Planning Applications Section 1

The following applications were brought forward prior to item 7 Neighbourhood Plan as 36 members of the public were in attendance and had observations and questions for members of the committee.

	Planning Application Number	Location
10	22/4207C	LAND AT WAGGS ROAD, CONGLETON
13	22/4268C	LAND NORTH OF, BANKY FIELDS, CONGLETON, CHESHIRE
19	22/0304C	Land West of PADGBURY LANE, CONGLETON

Reference application 19, a point of order was raised with regards to the fact that this amendment to the application was not notified to the Council and clarity needed to be sought with regards to the Section 106 agreement.

Action: Chief Officer to write to the Head of Cheshire East Council Planning with regards to these matters and show it on the Outstanding Actions log until a satisfactory response has been received.

9. Planning Appeals

There were no planning appeals to report.

10. Licensing Applications

There were no licensing applications to report.

11. Planning Applications Section 2

PLN/15/2223 RESOLVED that the following comments be made to Cheshire East Council:

Planning Application Number	Location	Comments
1	22/1057C Astbury Mere Country Park SANDY LANE, CONGLETON	No Objection
2	22/4041C 24, GIANTSWOOD LANE, CONGLETON, CW12 2HQ	OBJECTION on the grounds of: <ol style="list-style-type: none">1. Development is out of keeping with the area.2. Density of the development.3. Highways concern due to insufficient parking.

3*	22/4080C	73, FORGE LANE, CONGLETON, CW12 4BL	No Objection
4	22/4097T	59, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	No Objection subject to – Thinning out of the group of trees and requesting that they are replaced in number with trees of higher amenity in a suitable location
5*	22/4124C	PEOVER BARN, PEOVER LANE, CONGLETON, CW12 3QH	No Objection
6*	22/4143C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT	No Objection
7*	22/4144C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT	No Objection
8*	22/4196C	Counting House, 18, SWAN BANK, CONGLETON, CW12 1AH	No Objection
9*	22/4197C	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH	No Objection
10	22/4207C	LAND AT WAGGS ROAD, CONGLETON	OBJECTION – on the grounds of <ol style="list-style-type: none"> 1. Highway and safety – as access to the site is unsafe due to its proximity and pavement widths. From a development perspective this becomes even more dangerous through the construction phase. Previous highways reports relating to planning application 19/3162C provides details of the issues on highways in this area. 2. Increased danger due to the site being close to the primary school both during and after construction 3. Loss of trees and nature conservation, site currently hosts badgers and birds of prey amongst other animals

11*	22/4243C	8, Moss Road, Congleton, CW12 4BN	No Objection
12*	22/4258C	139, WAGGS ROAD, CONGLETON, CW12 4BU	No Objection
13	22/4268C	LAND NORTH OF, BANKY FIELDS, CONGLETON, CHESHIRE	<p>OBJECTION on the grounds of:</p> <ol style="list-style-type: none"> 1. Noise and disturbance during and after construction caused by -traffic generation and vehicular generation with insufficient parking. 2. Nature conservation - Loss of important trees and habitat for nature, 3. Due to severity of the slopes within the sights creates a risk of landslide and flooding of areas below the site, 4. Severity of the slopes create a danger for construction vehicles, 5. Flooding could overflow public sewer creating health hazard, 6. Wider Highways issues to access Banky Fields, Fol Hollow and Waggs road already has severe issues with the current width of the road, in certain areas single track and narrow pavements. There is already excessive traffic using this route to both the school and the town centre. Previous highways reports relating to planning application 19/3162C provides details of the issues on highways in this area, 7. Concern raised that this development site is not consistent with Local Plan policy, 8. Concerns on privacy due to not meeting legal distances between properties and the inclusion of a block of flats,
14*	22/4307D	Farm house, Turnstone Grange, Land north of BACK LANE, CONGLETON	No Objection
15*	22/4329C	Land Off, THE MOORINGS, CONGLETON	No Objection
16*	22/4012C	77, Park Lane, Congleton, CW12 3DD	No Objection

17*	22/4066C	3, Southlands Road, Congleton, CW12 3JY	No Objection
18*	22/4069C	114, Leek Road, Congleton, CW12 3HX	No Objection
19	22/0304C	Land West of PADGBURY LANE, CONGLETON	<p>OBJECTION – on the grounds of:</p> <ol style="list-style-type: none"> 1. Over development of the area. 2. Out of keeping with the area. 3. Highways issue in terms of the junction becoming even more dangerous than it already is due to lack of visibility. 4. Loss of green space. <p>Exacerbate existing issues with United Utilities in the area (sewers collapsing)</p>
20	22/4461T	52 High Street, Congleton, Cheshire, CW12 1BA	No Objection – request that trees are replaced with a higher amenity tree in a suitable location

**Clr 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.
17.11.22	22/0304C Land West of PADGBURY LANE, CONGLETON	Chief Officer to write to the Head of Cheshire East Council Planning with regards to these matters and show it on the Outstanding Actions log until a satisfactory response has been received.	17.11.22 - A point of order was raised at Planning Committee on 17 th Nov 2022, with regards to the fact that this amendment to the application was not notified to the Council and clarity needed to be sought with regards to the Section 106 agreement.

Planning Committee – 15th December 2022

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

7th, 14th, 21st 28th November and 5th December 2022

	Planning Application Number	Details	Location
1.	22/4448C	Variation of condition 2 on existing permission 22/1340C Construction of 3no. dwellings and associated works	Craig Cottage, Reades Lane, CONGLETON, Congleton, CW12 3LL
2. *	22/4488D	Discharge of conditions 6 & 9 on application 18/5418C - Erection of a single residential dwelling	Land at Plot 27 Forge Lane, CONGLETON, CHESHIRE
3. *	22/4516C	To Erect an oak framed garden gazebo on the paved base under a tile roof	18, KIRKSTONE COURT, CONGLETON, CW12 4JW
4. *	22/4548C	Change of use to lower ground floor	United Reformed Church, ANTROBUS STREET, CONGLETON, CW12 1HE
5.	22/4555T	The work will be carried out by MCC Tree Care Congleton. They have advised on the condition of these trees and have recommended the actions highlighted in this Application. They have also consulted with Cheshire East Council on these works. 1. Tree T1 within the Park Lane Conservation Area. Tall conifer. Remove this tree. This tree is leaning heavily and is a poor specimen; removal would benefit the large copper beech tree it is leaning into. 2. Tree T2. within the Park Lane Conservation Area. Very large conifer. Remove this tree. This tree is very close to out buildings/garage, with the canopy about 3m from the building. There is a recent lean and raised root plate towards the building with concerns of it going over onto the building. 3. Tree T3 subject to a TPO. Very large conifer next to the driveway. Prune 12m lower limb which hangs over the driveway and has caused vehicle damage in the past, and which has got worse recently. 4. Tree T4 subject to a TPO. Very large conifer next to the driveway. Prune 8m lower limb which hangs over the driveway and could cause vehicle damage.	75, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD

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6. *	22/4595C	PROPOSED SINGLE STOREY REAR EXTENSION (sunroom)	35, GIANTSWOOD LANE, CONGLETON, CW12 2HQ
7. *	22/4601C	Single storey rear extension, front porch, front dormer, roof window and internal alterations	8LOACHBROOK AVENUE, CONGLETON, CHESHIRE, CW12 4NA
8.	22/4645C	Demolition of Existing Carport, Garage & Conservatory & Proposed Two Storey Front/Side Extension & Single Storey Side Extension & Alterations inc Loft Conversion No detailed information provided 8.12.23	44, PIRIE ROAD, CONGLETON, CW12 2EF
9. *	22/4657C	Advertisement consent for proposal to install 3x Fascia and 4x Graphic sign	TESCO, BARN ROAD, CONGLETON, CW12 1LR
10.*	22/4660C	2 Storey Side And Single Storey Rear Extension with Full render to Existing	46, DANE STREET, CONGLETON, CW12 1JX
11.	22/4673C	Listed Building Consent for change of use at first and second floor from Class E to Class C; separation of the ground floor into two separate Class E units creating a stairwell to units at 1st/2nd floor; new external door and stairwell in the location of a previous entrance; external door to the north to be bricked up match existing; replace existing external doors onto Victoria and Bridge Street; removal of part internal chimney stack, stud partition walls and staircase and introduction of new stud partition walls.	13, BRIDGE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AS
12.*	22/4702C	Demolition of existing asbestos garage Demolition of single glazed utility. Two storey side extension.	114, WAGGS ROAD, CONGLETON, CW12 4BU
13.	22/4704T	See Tree Survey	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY
14.*	22/4735C	larger home extension	38, ULLSWATER ROAD, CONGLETON, CW12 4JE
15.*	22/4754C	Non-material amendment to application 21/2518C: Provide balcony to gym	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG

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16.	<u>22/4755C</u>	Prior approval change of use from Class E (commercial, business & service) to Class C3b (residential use), including 6No. en-suite bedrooms, communal spaces and ancillary utility/storage/staff areas.	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ
17. *	<u>22/4813C</u>	Proposed remodel and extension of existing bungalow.	6, STOPSLEY CLOSE, CONGLETON, CW12 4PB