



Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford** CiLCA

Date 12th January 2023

Dear Councillor

Planning Committee Meeting – Thursday 19th January 2023

You are summoned to attend a meeting of the Planning Committee on
Thursday 19th January 2023 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 15th December 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.

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.

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 (Enclosed)

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 15th December 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 15th December 2022](#)

In attendance:

Committee members: Councillors Robert Hemsley Chair of meeting
 Martin Amies
 David Brown
 Robert Douglas
 Paul Duffy
 Mark Rogan
 Kay Wesley

Also present:

Congleton Town Council Officer: David McGifford (Chief Officer)
One member of the press

Minutes

1. Apologies for Absence

Apologies for absence were received from:
Committee Members: Amanda Martin, Suzy Firkin, Jean Parry and James Smith

2. Minutes of Previous Meetings

PLN/16/2223 Resolved to approve and sign [the minutes of the Planning Committee meeting held on 17th November 2022.](#)

3. Declarations of Interest

David Brown declared an interest in matters relating to Cheshire East Council .

4. 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. Sent 22.12.22

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 there were issues with accessing the previous website which are now completely resolved and that the consultation phase will commence by early – mid January 2023:

7. Planning Applications Section 1

There were no applications for Section 1.

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/17/2223 RESOLVED that the following comments be made to Cheshire East Council:

	Planning Application Number	Location	Comments
1.	22/4448C	Craig Cottage, Reades Lane, CONGLETON, Congleton, CW12 3LL	No Objection
2. *	22/4488D	Land at Plot 27 Forge Lane, CONGLETON, CHESHIRE	No Objection
3. *	22/4516C	18, KIRKSTONE COURT, CONGLETON, CW12 4JW	No Objection
4. *	22/4548C	United Reformed Church, ANTROBUS STREET, CONGLETON, CW12 1HE	No Objection
5.	22/4555T	75, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	No Objection subject to replacing 2 trees with high quality trees that are of native species
6. *	22/4595C	35, GIANTSWOOD LANE, CONGLETON, CW12 2HQ	No Objection
7. *	22/4601C	8 LOACHBROOK AVENUE, CONGLETON, CHESHIRE, CW12 4NA	No Objection

8.	22/4645C	44, PIRIE ROAD, CONGLETON, CW12 2EF	No Objection
9. *	22/4657C	TESCO, BARN ROAD, CONGLETON, CW12 1LR	No Objection
10. *	22/4660C	46, DANE STREET, CONGLETON, CW12 1JX	No Objection
11.	22/4673C	13, BRIDGE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AS	No Objection
12. *	22/4702C	114, WAGGS ROAD, CONGLETON, CW12 4BU	No Objection
13.	22/4704T	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY	No Objection subject to a minimum of 7 replacement high quality trees that are of native species
14. *	22/4735C	38, ULLSWATER ROAD, CONGLETON, CW12 4JE	No Objection
15. *	22/4754C	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG	No Objection
16.	22/4755C	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ	No Objection subject to building control approval
17. *	22/4813C	6, STOPSLEY CLOSE, CONGLETON, CW12 4PB	No Objection
18.	22/4816C	Meridian House, Roe Street, CONGLETON, Congleton, Cheshire, CW12 1PS	No Objection
19.	22/4836C	66A, ROOD HILL, CONGLETON, CW12 1LQ	No Objection

**Cllr Amanda Martin
(Chair)**

Planning lists 12/12, 19/12, 26/12. 2/1

	Reference No	Proposal	Location
1	22/4635C	Single Storey Rear Extension	44, CHESTNUT DRIVE, CONGLETON, CW12 4UB
2*	22/4778C	Non-Material Amendment to permission 18/4888C: Plot 100 - Change external material from half brick/half render to full brick. Due to material and labour shortages the plot has been built fully in brick.	TURNSTONE GRANGE, LAND NORTH OF BACK LANE, CONGLETON
3*	22/4933C	Proposed detached garage.	28, WALFIELD AVENUE, CONGLETON, CW12 2HP
4*	22/4915D	Discharge of condition 9c on planning application 15/2099C - Demolition of existing building and the development of up to 236 dwellings including access	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY
5*	22/4959C	proposed loft conversion with front and rear dormer roofs	159, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QT
6	22/4968C	Replacement of the existing back-up generator and enclosure.	WAR MEMORIAL HOSPITAL, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AR
7	22/4976C	Single Storey Rear Extension with Loft Conversion and Front Porch	2, WALFIELD AVENUE, CONGLETON, CW12 2HP
8*	22/5051C	Non-Material Amendment to 19/3624C	Land To the East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD
9	23/0016C	New detached building	BACK PARK STREET, CONGLETON