



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 16th February 2023

Dear Councillor

Planning Committee Meeting – Thursday 23rd February 2023

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

Thursday 23rd February 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

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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 19th January 2023.](#)

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

- 22/2801C

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 19th January 2023

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 19th January 2023

In attendance:

Committee members: Councillors Amanda Martin Chair
 Martin Amies
 Robert Douglas
 Suzy Firkin
 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: Duncan Amies, David Brown, Paul Duffy 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

There were no declarations of interest .

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.
19.1.2023	Tree Preservation Order	Church House Public House on Buxton Road	For officers to establish if a TPO has been placed on the largest tree at the front of the Church House. 1. If it has been proposed and sent to CEC chase up progress 2. If not officers to file a request with CEC

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 was a planned meeting of councillors to review the final document and consider the timing and promotion of the consultation

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 stars* be removed from items 10 and 15 and that all other items with stars be noted as no objection. For items without a star the following comments were made

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

	Reference No	Proposal	Location	
1	22/4635C	Single Storey Rear Extension	44, CHESTNUT DRIVE, CONGLETON, CW12 4UB	Not able to comment as outside of response date
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	No objection
3*	22/4933C	Proposed detached garage.	28, WALFIELD AVENUE, CONGLETON, CW12 2HP	No objection
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	No objection
5*	22/4959C	proposed loft conversion with front and rear dormer roofs	159, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QT	No objection
6	22/4968C	Replacement of the existing back-up generator and enclosure.	WAR MEMORIAL HOSPITAL, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AR	Fully support
7	22/4976C	Single Storey Rear Extension with Loft Conversion and Front Porch	2, WALFIELD AVENUE, CONGLETON, CW12 2HP	No objection
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	No objection
9	23/0016C	New detached building	BACK PARK STREET, CONGLETON	Fully support

10	23/0143C	Demolition of existing detached garage and erection of ancillary accommodation for elderly relative –	Highfield, 110, BUXTON ROAD, CONGLETON, CW12 2DY	Support the development in principle but if it happens to extend the curtilage of the property we would not like to see it extended further in the future
11*	23/0144C	Certificate of proposed lawful development to expand its classroom facilities and provide a new dining hall (canteen) for pupils and staff. to this end, it is proposed to erect two separate buildings on the school site.	CONGLETON HIGH SCHOOL, BOX LANE, CONGLETON, CW12 4NS	No objection
12	23/0130C	Formation of Juliet balcony to existing gym first floor rear elevation. Formation of two decorative dormer windows to existing roof front elevation.	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG	No objection
13*	23/0121C	Single storey extension at side and front of property to form new porch and ground floor shower room.	4, CONISTON AVENUE, CONGLETON, CW12 4LY	No objection
14	23/0127C	Proposed single storey front and rear extensions and first floor front extension.	105, AVON DRIVE, CONGLETON, CHESHIRE, CW12 3RG	No objection
15	23/0013C	Part retrospective over cladding and proposed over cladding, alterations and extension to existing vehicle repair workshops and with new modular office building.	Units 1 To 3, QUEEN STREET, CONGLETON, CHESHIRE, CW12 2DP	No objection on the basis that the proposed parking in the plan provided is implemented in the way stated by the applicant
16*	22/4656C	Proposal to install Timpson's pod and 10x ramraid bollards.	TESCO, BARN ROAD, CONGLETON, CW12 1LR	No objection

	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

It was noted that it would be beneficial for the Town Council Planning Committee to have its own Tree Policy where the council agrees for the need of replacement trees ie types and quantities.

**Cllr Amanda Martin
(Chair)**

Outstanding Actions for meeting 23.2.23

Date	Planning Application Number/issue	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.
19.1.2023	Tree Preservation Order	Church House Public House on Buxton Road	For officers to establish if a TPO has been placed on the largest tree at the front of the Church House. 1. If it has been proposed and sent to CEC chase up progress If not officers to file a request with CEC
19.1.2023	Tree Policy	For Councillor Douglas and the Chief Officer to develop a draft Tree Policy for consideration	Discussion between Cllr Douglas and the Chief Officer agreed to defer this matter to the 2023/24 Planning Committee

Planning applications for weeks commencing

16th, 23rd, 30th, January & 6th February 2023

1*	22/4962C	Installation of In Post Parcel Locker	60, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1PY	Decision made
2	23/0186C	Alterations to convert vacant upper floor retail storage space into 2no. upper floor 1 bedroom apartments, with associated internal and external works.	52, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BA	Registered with Case Officer
3	23/0187C	Listed building consent for alterations to convert vacant upper floor retail storage space into 2no. upper floor 1 bedroom apartments, with associated internal and external works.	52, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BA	Registered with Case Officer
4*	23/0245C	Single storey extension and internal alterations	6, LYNALLS CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 4QN	Decision made
5	23/0250T	Designation G2 T1 Mature Lime with low branches overhanging highway and footpath. Crown lift to 5m T2 Cherry. Poor specimen of no visual amenity value. Fell and replant different specimen. T3 Rowan. Dead. Fell and replant different specimen. Designation G2 T4 Copper Beech. Crown Lift to 5m. Branches overhanging highway and footpath. T5 Whitebeam. Poor specimen, limited growth, Fell and replant. T6 Plane with included bark, bifurcated trunk, in danger of failing, close to highway. Fell and replant.	DANESFORD COMMUNITY CENTRE, WEST ROAD, CONGLETON, CHESHIRE, CW12 4EY	
6	23/0275T	[T1] Oak: Located at the rear of property. Proposal: Reduce crown height by 2.5m and lateral spread all round by approx 2m. Remove major deadwood and tidy minor storm damage limb in south western crown. Reason: To control increasing dominance of crown height and spread which affects both the client garden and two neighbouring gardens.	12, WORSLEY DRIVE, CONGLETON, CW12 3TT	Registered with Case Officer
7	23/0276T	[T1] Lime: Located at the front of property. Proposal: Reduce height by 3m and regrowth lateral spread by 1.5-2m. Crown raise low hanging secondary laterals to 4m and clear epicormic growth on stem up to main fork. Reason: Control regrowth height and spread and give good clearance under crown.	26 , Sandbach Road, Congleton, Cheshire East, CW12 4LA	Registered/Unallocated

8*	23/0278C	PROPOSED SINGLE STOREY FRONT SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION.	50, BIRCH ROAD, CONGLETON, CHESHIRE, CW12 4NR	Registered with Case Officer
9*	23/0294D	Discharge of condition 11 on Appeal Decision 13/3517C: Erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure.	Land off The Moorings, Congleton	Registered/Unallocated
10*	23/0295D	Discharge of condition 12 on Appeal Decision 13/3517C: Erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure.	Land off The Moorings, Congleton	Registered/Unallocated
11*	23/0311C	Improvements to access and perimeter safeguarding fence and gates	Daven Primary School, NEW STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 3AH	Registered with Case Officer
12*	23/0316D	Discharge of conditions 7, 8, 9, 10 of approved application 13/3517C: Erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure.	Land off The Moorings, Congleton	Registered/Unallocated
13*	23/0343D	Discharge of Condition 11 on appeal decision APP/R0660/A/14/2228681 (planning application 13/3517C) for Outline application for erection of up to 230 dwellings, access, open space, associated landscaping and infrastructure	Land Off, GOLDFINCH CLOSE, CONGLETON	Registered/Unallocated
14	23/0370T	Tree works to two cherry trees to cut back by 1.5m, seven sycamore trees to sever ivy to 1.5m above ground level and three birch trees to sever ivy to 1.5 above ground level	Employment Service, WAGG STREET, CONGLETON, CW12 4BD	Registered with Case Officer
15	23/0381C	Internal and external refurbishment of existing public house. Works include infill of non original first floor void, extension to non-original rear ground floor "service areas", internal remodelling complete with new back-of-house access stair, decorations, erection of external smoking shelter, installation of self-contained external cold room and freezer room, blocking up of external ground floor staff access door, installation of shelter between new kitchen extension and external chiller rooms. Erection of small pergola between car park and main entrance. Raising of existing flat roof by 350mm and construction of 950mm high fence on flat roof to conceal kitchen plant. Reinstatement of one previously blocked-in window at first floor. New timber fence and gate to service yard.	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY	Registered with Case Officer

16*	23/0382C	Listed building consent for internal and external refurbishment of existing public house. Works include infill of non original first floor void, extension to non-original rear ground floor "service areas", internal remodelling complete with new back-oh-house access stair, decorations, erection of external smoking shelter, installation of self-contained external cold room and freezer room, blocking up of external ground floor staff access door, installation of shelter between new kitchen extension and external chiller rooms. Erection of small pergola between car park and main entrance. Raising of existing flat roof by 350mm and construction of 950mm high fence on flat roof to conceal kitchen plant. Reinstatement of one previously blocked-in window at first floor. New timber fence and gate to service yard.	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY	Registered with Case Officer
17	23/0388T	Both trees need crown lift up to 5mtrs to remove low hanging branches	Overton House, 61, WEST STREET, CONGLETON, CHESHIRE, CW12 1JY	Registered/Unallocated
18*	23/0391C	Rear, single storey, mono pitch extension	93, ST JOHNS ROAD, CONGLETON, CW12 2AX	Registered with Case Officer
19	23/0395C	Proposed Dwelling	Grange Cottage, 150, CANAL ROAD, CONGLETON, CW12 3AT	INCOMPLETE APPLICATION
20	23/0455C	Change of use and erection of a 2 metre high fence on the Padgbury Lane boundary line	89, ULLSWATER ROAD, CONGLETON, CW12 4JJ	Registered with Case Officer
21	23/0473T	5 mtr crown lift and dead wood reduction on two Lime trees due to the close relationship to properties and to increase light levels.	20, CRESCENT ROAD, CONGLETON, CW12 4BG	Registered/Unallocated
22*	23/0493C	Non-material amendment on application 21/5215C: Rear extension 2 storey at one side (gable end) dropping into single storey on attached side.	29, THE CRESCENT, CONGLETON, CW12 4BQ	Registered with Case Officer
23	23/0494C	Non-material amendment on application 22/4080C: The client wishes to swap the 2no. 1200x900mm roof lights for a single 2000x2000mm roof lantern. The client is concerned the approved scheme will not let enough natural light into the kitchen.	73, FORGE LANE, CONGLETON, CW12 4BL	REGISTERED APPLICATION