

## CONGLETON TOWN COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 19<sup>th</sup> January 2023

For the papers discussed at the meeting, [please see the Meeting Agenda of the Planning Committee of 19<sup>th</sup> 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/18/2223 Resolved to [approve and sign the minutes of the meeting 15<sup>th</sup> December 2022](#)

#### 3. Declarations of Interest

There were no declarations of interest .

#### 4. Outstanding Actions

Date	Planning	Action	Progress
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	Application Number		
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. <ol style="list-style-type: none"> <li>1. If it has been proposed and sent to CEC chase up progress</li> <li>2. If not officers to file a request with CEC</li> </ol>

#### **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/19/2223 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. 2/1 9/1**

	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	<u>23/0016C</u>	New detached building	BACK PARK STREET, CONGLETON	Fully support
10	23/0143C	Demolition of existing detached garage and erection of ancillary accommodation for	Highfield, 110, BUXTON ROAD, CONGLETON, CW12 2DY	Support the development in principle but if it happens to extend the curtilage of the

		elderly relative –		property we would not like to see it extended further in the future
<b>11*</b>	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
<b>12</b>	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
<b>13*</b>	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
<b>14</b>	23/0127C	Proposed single storey front and rear extensions and first floor front extension.	105, AVON DRIVE, CONGLETON, CHESHIRE, CW12 3RG	No objection
<b>15</b>	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
<b>16*</b>	22/4656C	Proposal to install Timpson's pod and 10x ramraid bollards.	TESCO, BARN ROAD, CONGLETON, CW12 1LR	No objection

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

8.	<a href="#">22/4645C</a>	44, PIRIE ROAD, CONGLETON, CW12 2EF	No Objection
9. *	<a href="#">22/4657C</a>	TESCO, BARN ROAD, CONGLETON, CW12 1LR	No Objection
10. *	<a href="#">22/4660C</a>	46, DANE STREET, CONGLETON, CW12 1JX	No Objection
11.	<a href="#">22/4673C</a>	13, BRIDGE STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AS	No Objection
12. *	<a href="#">22/4702C</a>	114, WAGGS ROAD, CONGLETON, CW12 4BU	No Objection
13.	<a href="#">22/4704T</a>	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. *	<a href="#">22/4735C</a>	38, ULLSWATER ROAD, CONGLETON, CW12 4JE	No Objection
15. *	<a href="#">22/4754C</a>	Orchard Muse, 64, BIDDULPH ROAD, CONGLETON, CW12 3LG	No Objection
16.	<a href="#">22/4755C</a>	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ	No Objection subject to building control approval
17. *	<a href="#">22/4813C</a>	6, STOPSLEY CLOSE, CONGLETON, CW12 4PB	No Objection
18.	<a href="#">22/4816C</a>	Meridian House, Roe Street, CONGLETON, Congleton, Cheshire, CW12 1PS	No Objection
19.	<a href="#">22/4836C</a>	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)**