

## CONGLETON TOWN COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 23<sup>rd</sup> February 2023

For the papers discussed at the meeting, please see the Meeting Agenda of the Planning Committee of 23<sup>rd</sup> February 2023

In attendance:

Committee members: Councillors     Amanda Martin (Chair)  
Duncan Amies  
David Brown  
Robert Douglas  
Suzy Firkin  
Mark Rogan  
James Smith  
Kay Wesley

Ex Officio                                     R Moreton (Deputy Mayor)

#### **Also present:**

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

### Minutes

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

Apologies for absence were received from:  
Committee Members: Margaret Gartside (Mayor) Robert Hemsley and Jean Parry

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

PLN/18/2223 Resolved to approve and sign [the minutes of the Planning Committee meeting held on 19<sup>th</sup> January 2023](#)

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

Declarations of interest were received from –

David Brown, Robert Moreton on matters relating to Cheshire East Council, David Brown on item 19 Grange Cottage 150 Canal Road.

#### 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. <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>
23.2.23.			Officers confirmed they have filed a request
19.1.23	Tree Policy		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.
23.2.23			Proposer advised that it would be better for the new council to decide on this action

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

There was one question received from Olga Whitmore with regards to the Neighbourhood Plan, see appendix 1 for the question and the response

#### 6. Urgent Items

Awareness of the licensing application with regards to the Moose Shack was raised by a committee member

#### 7. Neighbourhood Plan

See appendix 1

## 7. Planning Applications Section 1

Planning application reference 19 – 23/0395C was brought forward to Section 1 as there were four members of the public in attendance

## 9. Planning Appeals

It was noted that there were two planning appeals

- 21/5240C Land off Middle Lane Congleton
- 22/2810C 14 Boundary Lane Congleton

## 10. Licensing Applications

The Chief Officer advised that the Moose Shak had been reviewed the day of the planning meeting, the outcome was unknown.

## 11. Planning Applications Section 2

**PLN/19/2223 RESOLVED** that all items with stars be noted as no objection. For items without a star the following comments were made and agreed by the committee

### Planning comments for the applications for weeks commencing

16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup>, January, 6<sup>th</sup> and 13<sup>th</sup> February 2023

1*	22/4962C	Installation of In Post Parcel Locker	60, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1PY	<b>No objection</b>
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	<b>Fully support</b>
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	<b>No objection</b>
4*	23/0245C	Single storey extension and internal alterations	6, LYNALLS CLOSE, CONGLETON, CHESHIRE, CW12 4QN	<b>No objection</b>
5	23/0250T	Designation G2 T1 Mature Lime with low branches overhanging	DANESFORD COMMUNITY	

		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.	CENTRE, WEST ROAD, CONGLETON, CHESHIRE, CW12 4EY	<b>No comment</b>
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	<b>No objection</b>
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	<b>No objection</b>
8*	23/0278C	PROPOSED SINGLE STOREY FRONT SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION.	50, BIRCH ROAD, CONGLETON, CHESHIRE, CW12 4NR	<b>No objection</b>
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	<b>No objection</b>
10*	23/0295D	Discharge of condition 12 on Appeal Decision 13/3517C: Erection of upto 230 dwellings, access, open space and	Land off The Moorings, Congleton	<b>No objection</b>

		associated landscaping and infrastructure.		
11*	23/0311C	Improvements to access and perimeter safeguarding fence and gates	Daven Primary School, NEW STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 3AH	<b>No objection</b>
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	<b>No objection</b>
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	<b>No objection</b>
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	<b>No objection</b>
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-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	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY	<b>No objection</b>

		window at first floor. New timber fence and gate to service yard.		
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	<b>No objection</b>
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	<b>No objection</b>
18*	23/0391C	Rear, single storey, mono pitch extension	93, ST JOHNS ROAD, CONGLETON, CW12 2AX	<b>No objection</b>
19	23/0395C	Proposed Dwelling  <i>Cllr David Brown advised of his Interest in this application and left the room</i>	Grange Cottage, 150, CANAL ROAD, CONGLETON, CW12 3AT	<b>Objection on the grounds of</b> <ul style="list-style-type: none"> <li>• <b>Layout and density of proposed development</b></li> <li>• <b>Inadequate space for parking in the proposed plans for the development</b></li> <li>• <b>Safety – existing width of Canal Road not adequate , more risk with increase in vehicle movements</b></li> <li>• <b>No turning point on</b></li> </ul>

				<p><b>Canal Road</b></p> <ul style="list-style-type: none"> <li>• <b>Highway issue with access and egress to Canal Road as close to blind bend and larger delivery vehicles having to reverse out as there is no room for turning</b></li> </ul>
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	<b>No objection as long as there is the inclusion of a hedgehog friendly fence panel</b>
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	<b>No objection</b>
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	<b>No objection</b>
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	<b>No objection</b>
24	23/0416C	External alterations including installation of shopfronts and associated external works to facilitate conversion of offices (Use Class E) to a Class E convenience foodstore (400 sq.m gross) and 1 No. Class E retail / commercial unit (140 sq.m gross)	74, Manchester Road, Congleton, CW12 2HT	Fully support
25*	23/0559D	Discharge of Conditions 3, 4 & 13 on 20/1934C - External alterations to 20, 20a Mill Street (rear dormer) and 22 and 22a Mill Street (single storey rear extension), to create 2 additional apartments and change of use from A1 to C3 at 22a. Change of	20, 20a, 22, 22a Mill Street, Cross Street Garage, 2 and 4 Cross Street, Congleton CW12 1HQ	<b>No objection</b>

**Appendix 1**

**Congleton Town Council Planning Committee 23<sup>rd</sup> February 2022**

Question from Olga Whitmore 20.2.22

- 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.

I raised my questions about the state of Neighbourhood Plan in 2021 Annual Meeting

<https://www.congleton-tc.gov.uk/wp-content/uploads/2021/06/Final-Annual-Council-Meeting-Minutes-06.05.21.pdf>.

To my disbelief, the questions the public asked at the meeting and the replies from CTC are not in the minutes . That should be put there, as the public asked many questions and councillors answered those questions.

I asked CTC about the state of Neighbourhood Plan.

It is 2023 now and I expected that by 2023 there will be some visible progress , yet I have not seen much progress in completing NP .

If CTC spent so much money on its development ( in 2019 CTC paid £19k to the external consultant , probably more money was spent prior to 2019) , why doesn't CTC and its paid staff doesn't see it as a priority for our town ?

I am not happy with an oral report that we cannot see which is expected to be delivered at this week Planning Committee. I expected a proper written report from CTC what exactly those who are paid to develop such plan have done since and why the promised referendum in January never happened.

In December 2022 CTC Planning Committee received a reply from Chief Executive Officer

“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”

### **In response**

Dear Mrs Whitmore

This question has only been received in writing 4 days before the meeting and I have not had the opportunity to investigate the matter with regards to minutes of the Annual meeting of the Council in 2021, I will respond to you as soon as possible.

I agree that progress with the neighbourhood plan is not as we would all have liked, as a council we have had several priorities most of which have been influenced by the need of supporting our community -

- During covid the majority of our office based resource was focusing and reacting to the needs of the community be it vaccinations, food parcels, guidance on support, meals at home etc
- We chose as a council to support the refugees from the Ukraine following the invasion as well as the ones impacted in Ukraine.
- We are now in the midst of a cost of living crisis and once again we are supporting initiatives to help those residents who are being negatively impacted through these difficult times both financially and the impact on their mental health.

Whilst realising that the Neighbourhood Plan is important we have put the overall needs of the residents first during this period



It is worth noting that the Cheshire East Councils Community Governance exercise also caused a delay as we expected that our boundary would expand significantly increasing the population by over 40% - this was based upon the consultation material provided which aligned itself to the Local Plan and the business case for the link road. This would have potentially impacted on our Neighbourhood Plan however this proved not to be the case many months later when Cheshire East Council retained most of the existing boundary for Congleton

You have quoted we have spent £19,000 on our external consultant in 2019, - According to our records the expenditure for the Neighbourhood Plan in 2019/20 was £7657, in 2021/22 £2640.

I would be grateful if you could provide the source of your information for the £19,000 and I will investigate this further

You are correct that in December that I stated that we should be going out to consultation in early January as a result of gaining access to the Neighbourhood Plan website.

What has changed is that when we reviewed the information on the website and the stage where the plan was, as officers we came to the conclusion that the plan would most likely not stand up to examination based upon the length of time from the previous consultations which were before 2019. Many of the policies we had developed have been absorbed by Cheshire East Council through the SADPD process which is quite positive, however in effect we had very few policies left and no up to date consultations.

The plan did not take into account the excellent work that is currently going on in our community in terms of environmental matters, green spaces and the climate emergency. The Town centre is changing as a result of the significant increase in peoples shopping habits following Covid. We need to develop new policies that support the future of the town and the environment we want to live in. We have the opportunity to work with well-established working groups to ensure those policies are well thought out and evidenced

We are coming towards a new council in May and the officers are looking towards having a plan ready for that council to endorse or adjust and then go out to consultation.

**Clr Amanda Martin  
(Chair)**