



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 9th March 2023

Dear Councillor

Planning Committee Meeting – Thursday 16th March 2023

You are summoned to attend a meeting of the Planning Committee on
Thursday 16th March 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 23rd February 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

To review any outstanding actions from previous meetings and to provide an update on any work in progress.

Date	Reference	Action	Progress
27.4.2021	Astbury Place /Congleton park bridge Section 106 dispute	Update Planning committee	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.
Feb 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 Officers confirmed they have filed a request Feb 2023

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

As per update provided 23rd February 2023

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.

None registered at 8.3.23

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 23rd February 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 23rd 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 19th 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. 1. If it has been proposed and sent to CEC chase up progress 2. If not officers to file a request with CEC
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

16th, 23rd, 30th, January, 6th and 13th February 2023

1*	22/4962C	Installation of In Post Parcel Locker	60, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1PY	No objection
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	Fully support
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	No objection
4*	23/0245C	Single storey extension and internal alterations	6, LYNALLS CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12	No objection

			4QN	
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	No comment
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	No objection
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	No objection
8*	23/0278C	PROPOSED SINGLE STOREY FRONT SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION.	50, BIRCH ROAD, CONGLETON, CHESHIRE, CW12 4NR	No objection
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	No objection

10*	23/0295D	Discharge of condition 12 on Appeal Decision 13/3517C: Erection of upto 230 dwellings, access, open space and associated landscaping and infrastructure.	Land off The Moorings, Congleton	No objection
11*	23/0311C	Improvements to access and perimeter safeguarding fence and gates	Daven Primary School, NEW STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 3AH	No objection
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	No objection
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	No objection
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	No objection
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	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY	No objection

		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.		
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	No objection
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	No objection
18*	23/0391C	Rear, single storey, mono pitch extension	93, ST JOHNS ROAD, CONGLETON, CW12 2AX	No objection
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	Objection on the grounds of <ul style="list-style-type: none"> • Layout and density of proposed development • Inadequate space for parking in the proposed plans for the development • Safety – existing width of Canal Road not

				<p>adequate , more risk with increase in vehicle movements</p> <ul style="list-style-type: none"> No turning point on Canal Road 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
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	No objection as long as there is the inclusion of a hedgehog friendly fence panel
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	No objection
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	No objection
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	No objection
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	No objection

Appendix 1

Congleton Town Council Planning Committee 23rd 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.

**Cllr Amanda Martin
(Chair)**

Planning applications for weeks commencing

13/20/27th February & 6th March 2023

1.	23/0620C	Change of use and refurbishment of existing buildings to create a leisure destination venue including use classes E (a) Retail sale of goods, E (b) Consumption of food and drink on the premises, E (d) Indoor sport/fitness and recreation and E g (i) Offices. Creation of external food court area and new permanent structures including canopy, food and drink preparation units and outdoor seating. create new window and door openings, creation of new stepped access, public realm, landscaping, servicing and boundary treatments.	Land bound by Princess St and Mill St, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB
2.	23/0674C	Re application following refusal 22/4959C proposed loft conversion with front and rear dormer roofs	159, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QT
3*	23/0692C	Conversion of garage & link between house and converted spaces. Amendments to rear fenestration.	62, HAREBELL DRIVE, CONGLETON, CW12 4FA
4	23/0721C	Demolition of existing barn and erection of seven dwellings, including new access off Eaton Bank.	Eaton Bank Farm, EATON BANK, CONGLETON, CW12 1PF
5	23/0732C	Proposal to install 5x Fascia sign, 1x projecting sign, 12x Dibond panel, 3x vinyl & 1x site sign	Tesco Express, WEST ROAD, CONGLETON, CW12 4HB
6*	23/0740C	Installation of 10 no. black solar panels on the roof pitch fronting Howey Hill	15, HOWEY HILL, CONGLETON, CW12 4AF
7*	23/0750C	Application for deed of variation to the mortgage exemption clause in relation to application 14/4452C - Erection of up to 95 dwellings with associated infrastructure (Phase 2)	Westlow Heath Phase 2, MANCHESTER ROAD, CONGLETON
8	23/0786C	Two storey side and single storey rear extensions and associated works.	Moss Nook Cottage, 9, BACK CROSS LANE, CONGLETON, CW12 3HT
9*	23/0787C	Non-Material Amendment to approval 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed-use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.	Radnor Park Industrial Estate, BACK LANE, CONGLETON, CW12 4XJ

10*	23/0788C	Non-material amendment to approval 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.	Radnor Park Industrial Estate, BACK LANE, CONGLETON, CW12 4XJ
11*	23/0823D	Discharge of condition 5 on application 21/0568C: Minor material amendments and Variation of Condition 2 on permission (19/3258C) for Variation of conditions 2 & 3 of 15/4480C (The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road)	WOLSTENHOLME ELMY WAY, CONGLETON
12*	23/0851C	Proposed detached garage.	206, PADGBURY LANE, CONGLETON, 18CHESHIRE, CW1912 4HU