

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on Thursday 16th March 2023

For the papers discussed at the meeting please see the Meeting Agenda of the Planning Committee on the 16th March 2023

In attendance:

Committee Members: Councillors Amanda Martin (Chair)
 Robert Hemsley (Vice Chair)
 Duncan Amies
 Martin Amies
 Robert Douglas
 Suzy Firkin
 Mark Rogan
 Kay Wesley

Ex Officio None

Also present:

Congleton Town Council Chief Officer David McGifford
No Members of the press
No Members of public

MINUTES

1. Apologies for Absence

Apologies for absence were received from Committee Members: David Brown, Jean Parry and James Smith

2. Minutes of Previous Meetings

PLN/20/2223 Resolved to approve and sign the [minutes of the Planning Committee meeting held on the 23rd February 2023.](#)

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillor: Robert Hemsley (NP) planning application 23/0721C

4. Outstanding Actions

Date	Reference	Issue	Progress
27.4.2021	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	16.3.23 Since our last contact, Morris Homes submitted a scheme for the Council's consideration which was discussed with Local Ward Members. As anticipated, there were a number of questions concerning impact on the Park from piling, construction vehicles, haul road remediation and river embankment works which we have asked Morris Homes to address so that a final solution can be agreed. Morris Homes has sought further advice from a specialist Third Party and has responded accordingly. This information is currently being reviewed.
Feb 2023	Tree Preservation Order Church House Public House on Buxton Road	Request for a TPO to be placed on the largest tree at the front of the Church House.	16.3.23 Officers confirmed they have filed a request in Feb 2023
March.23		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)	For the Chief Officer to gain an understanding of the implications of this process from 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

As per update provided 23rd February 2023

8. Planning Applications Section 1

There were no planning applications brought through to section 1

9. Planning Appeals

There were no planning appeals to be noted

10. Licensing Applications

There were no Licensing applications to be noted

11. Planning Applications Section 2

PLN/21/2223 Resolved that on applications 7 &14 that the stars be removed and all those with stars being noted as no objection

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	Fully Support
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	Objection on the basis it should be built in accordance with the previously approved application ref 20/0383C

3*	23/0692C	Conversion of garage & link between house and converted spaces. Amendments to rear fenestration.	62, HAREBELL DRIVE, CONGLETON, CW12 4FA	No Objection
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	Objection on the grounds of 1. loss of trees 2. Highway safety issues due to its location to the school 3. Heritage - Should look to preserve the barn as it is a good example of industrial archaeology 4. Nature conservation – by Demolishing the barn and removing associated hedges there is no habitat for bats and birds 5. Key concern for this development is safety which is caused by the very narrow pavement used by school children This could be addressed by this applicant through the provision of land to enable its widening.
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	No Objection
6*	23/0740C	Installation of 10 no. black solar panels on the roof pitch fronting Howey Hill	15, HOWEY HILL, CONGLETON, CW12 4AF	No Objection
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	No Comment Action for the Chief Officer to gain an understanding of the implications of this process from CEC
8	23/0786C	Two storey side and single storey rear extensions and associated works.	Moss Nook Cottage, 9, BACK CROSS LANE, CONGLETON, CW12 3HT	No Objection
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	Radnor Park Industrial Estate, BACK LANE, CONGLETON, CW12 4XJ	No Objection

		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.		
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	No Objection
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	WOLSTENHOLM E ELMY WAY, CONGLETON	No Objection

		the A536 Macclesfield Road)		
12*	23/0851C	Proposed detached garage.	206, PADGBURY LANE, CONGLETON, 18 CHESHIRE, CW1912 4HU	No Objection
13	23/0921C	Change of Use from B1 commercial office to C3 Dwelling House with alterations to existing building and erection of double garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	No Objection
14	23/0922C	Listed building consent for change of Use from B1 commercial office to C3 Dwelling House with alterations to existing building and erection of double garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	No Objection
15*	23/0505D	Discharge of Condition 6 on approval 21/1863C for change of use of grass land	Cloud View Stables, NATHANS MEADOW, CONGLETON	No Objection