



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 13th April 2023

Dear Councillor

Planning Committee Meeting – Thursday 20th April 2023

You are summoned to attend a meeting of the Planning Committee on
Thursday 20th April 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 16th March 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	Issue	20.4.23 the implications are
27.4.2021	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	Verbal update
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.	Verbal update
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)	Establish an understanding of what the implications of an exemption clause are	Verbal update

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	23/1046C	Proposed new build of a two storey, 3 bedroom detached house, comprised of ground and first floor. Ground floor consists of: Dining/Living with Kitchen with double door to the garden. Guest living area with main front entrance. Study area with common w/c and interlinked garage with access from within the house. First floor consist. 3 bedrooms (1x master bedroom with en-suite and balcony). 1x shared bathroom. Flat roof above the garage area. Roof for first floor is a gabled pitched roof with projection. Proposed exterior boundary wall 1m high from pedestrian level. Removal of existing tree.	Vacant Land at, Penrith Court, Congleton, CW12 4JF
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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.

Congleton Market Quarter located at the plot of land between Princess Street and Mill Street, adjacent to the Princess Street public carpark

LICENSING ACT 2003 NOTICE OF APPLICATION FOR THREE INDIVIDUAL PREMISES LICENCES UNDER SECTION 17

NOTICE is hereby given that on the 3rd April 2023, Bear Town Estates Limited applied to Cheshire East Council for three separate Premises Licences in respect of Congleton Market Quarter located at the plot of land between Princess Street and Mill Street, adjacent to the Princess Street public carpark (as shown on the plan submitted with the application), as follows:

- Unit 1, Brew Bar, Congleton Market Quarter
- Unit 2, Restaurant and Bar, Congleton Market Quarter
- Unit 3, Bar, Congleton Market Quarter The proposed licensable activities are

1. The supply of alcohol on Mondays to Sundays between the hours of 11.00 to 00.00

2. To permit late night refreshment on Mondays to Sundays between the hours of 23.00 and 00.00

11. Planning Applications Section 2 (Enclosed)

To note or comment as appropriate on planning applications lodged with Cheshire East Council.

To: Planning Committee Members

CIIs: **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 Planning Committee Meeting held on Thursday 16th March 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 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.	62, HAREBELL DRIVE,	No Objection

		Amendments to rear fenestration.	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	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 for means of access for a mixed-use development comprising residential	Radnor Park Industrial Estate, BACK LANE, CONGLETON, CW12 4XJ	No Objection

		<p>dwelling (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.</p>		
10*	23/0788C	<p>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.</p>	<p>Radnor Park Industrial Estate, BACK LANE, CONGLETON, CW12 4XJ</p>	<p>No Objection</p>
11*	23/0823D	<p>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)</p>	<p>WOLSTENHOLM E ELMY WAY, CONGLETON</p>	<p>No Objection</p>
12*	23/0851C	<p>Proposed detached garage.</p>	<p>206, PADGBURY LANE,</p>	

			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

Lists from 6th, 13th,20th ,27th March & 3rd, 10th April

	Reference No	Proposal	Location
1*	23/0970C	Single storey rear extension and garage conversion	11, ROSEVILLE DRIVE, CW12 3LU
2*	23/0973C	Certificate of lawful development for proposed single storey rear extension.	22, ELMWOOD DRIVE, CW12 4QY
3	23/0989T	Oak tree at rear of garden (41 Johnson Close) on 7 council owned amenities land is in need of maintenance to reduce impact of overhanging branches and loss of light to garden due to height and size of tree. The Oak tree requires some crown thinning (10%), and crown reduction to remove branches which overhang the residential property. Crown reduction is also required to reduce the height by 1 to 2 meters in order to improve light entering the property.	REAR OF 41, JOHNSON CLOSE, CW12 3TQ
4*	23/1009C	Prior approval for the demolition of existing single storey extension and conservatory and erection of a single storey rear extension extending 4.50 metres beyond the rear wall, maximum height of 3.99 metres and eaves height of 2.99 metres.	11, MALVERN CLOSE, CW12 4PD
5*	23/1010C	Single storey extension over existing garage	142, ST JOHNS ROAD, CONGLETON, CW12 2EH
6*	23/1013C	Proposed two storey side extension, replacement roof over rear extension and internal alterations.	120, BOUNDARY LANE, , CW12 3JF
7*	23/1015C	Proposed two storey side extension and remodel of existing bungalow.	35, Tidnock Avenue, , CW12 2HN
8*	23/1019C	Proposed single storey rear extension.	10, MOSS ROAD, CW12 3BN
9	23/1046C	Proposed new build of a two storey, 3 bedroom detached house, comprised of ground and first floor. Ground floor consists of: Dining/Living with Kitchen with double door to the garden. Guest living area with main front entrance. Study area with common w/c and interlinked garage with access from within the house. First floor consist. 3 bedrooms (1x master bedroom with en-suite and balcony). 1x shared bathroom. Flat roof above the garage area. Roof for first	Vacant Land at, Penrith Court, Congleton, CW12 4JF

		floor is a gabled pitched roof with projection. Proposed exterior boundary wall 1m high from pedestrian level. Removal of existing tree.	
10	23/1101C	Prior approval for change of use to dwelling house.	OLD HALL PRIVATE DAY NURSERY, SPRAGG STREET, CW12 1QR
11	23/1115C	Proposed new 25m x 45m horse exercise arena	Overlands, CHERRY LANE, CW12 3QU
12	23/1124C	Construction of 2 storey dwelling and detached garage - submission of 17 previous approval 20/4826C	27, TUDOR WAY, CW12 4AS
13	23/1141T	Oak tree crown lift 5.5m clear deadwood where broken limbs. Overhanging the road and telephone wires.	21, LEEK ROAD, CW12 3HU
14*	23/1146D	Discharge of conditions 5,12 and 13 on application 21/0320C: Application for 9no. affordable apartments	CAR PARK, TOMMYS LANE, CW12 2EZ
15*	23/1154C	Proposed rear extension replacing ex. conservatory.	30, HOWEY LANE, CW12 4AE
16*	23/1162C	Non-material amendment to approval 21/0320C	CAR PARK, TOMMYS LANE, CONGLETON
17*	23/1166C	Demolition of existing conservatories Single storey side extension	7, AYRSHIRE WAY, CW12 3TN
18*	23/1167D	Discharge of conditions 7 and 12 on planning application 21/5642C - Demolition of existing public house and outbuildings and removal of existing car parking area, and erection of 3 no. dwellings with associated hard and soft landscaping	The Robin Hood, BUXTON ROAD, CHESHIRE, CW12 3PE
19	23/1196C	Demolition of existing stable building and the erection of single storey dwelling. .	LAND EAST OF FOOTPATH 37, MIDDLE LANE,
20*	23/1407C	Partial conversion of existing conservatory, reduction in size of remaining conservatory, replacement porch and render of existing single storey front extension.	77, PARK LANE, CONGLETON, CW12 3DD
21*	23/1227D	Discharge of Condition 5 on 21/1492C - New outdoor sports pitch	The Quinta Primary School, ULLSWATER ROAD,
22	23/1253C	Side extension to form garden room	Hollybrook Barn, MIDDLE LANE,

23*	23/1265C	PROPOSED SINGLE STOREY FRONT SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION.	50, BIRCH ROAD,
24	23/1314T	G3 group of 3 yews Lateral reduction to front side of yew facing driveway of number 10 by approximately 1 to 1.5 meters Lateral reduction to side of yew facing number 10 by approximately 0.5 meters Reduction to rear of tree to bring lower protruding canopy inline with upper canopy. A1 area of trees Lateral reduction of 1 neighbouring yew back to property boundry.	10, THE MOUNT, CONGLETON, CW12 4FD
25*	23/1323D	Discharge of conditions 2 & 10 on approved application 16/6185C: Listed Building Consent for proposed refurbishment and extension of a Grade II listed Hall, including the demolition of a detached single storey garage and construction of a new single storey garage to the rear, with landscaping of the domestic curtilage and realignment of the existing drive.	CROSSLEY HALL, PEOVER LANE, , CW12 3QH
26*	23/1348C	Two storey side, single storey rear and porch extensions.	26, BAILEY CRESCENT, CW12 2EW