

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 20 April 2023

For the papers discussed at the meeting please see the [Meeting Agenda of the Planning Committee on the 20th April 2023](#)

In attendance:

Committee Members: Councillors: Amanda Martin (Chair)
Robert Hemsley (Vice Chair)
Duncan Amies
Martin Amies
Duncan Amies
David Brown
Robert Douglas
Paul Duffy
Suzy Firkin
Mark Rogan
James Smith
Kay Wesley

Ex Officio Rob Moreton (Deputy Mayor) Left after item 8

None committee members Suzie Akers Smith – Left after item 8

Also present

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

MINUTES

1. Apologies for Absence

Apologies for absence were received from Committee Member Jean Parry

2. Minutes of Previous Meetings

PLN/22/2223 Resolved to approve and sign the [minutes of the Planning Committee meeting held on the 16th March 2023](#).

3. Declarations of Disclosable Pecuniary Interest

Councillor David Brown advised of a pecuniary interest in planning application 23/1141T and left the meeting whilst this was being debated

Cllr Robert Hemsley advised of a non-pecuniary interest in planning application 23/1101C

4. Outstanding Actions

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

Date	Reference	Issue	
27.4.2021	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	Morris Homes have submitted a scheme for consideration to CEC. There have been questions raised re the impact on the park through, piling works construction vehicles and the remedial works that would be required
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.	No further update from CEC
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	No updates received from CEC

5. Questions from Members of the Public

There were no questions received from Members of the Public.

6. Urgent Items

None

7. Neighbourhood Plan

Regulation 14 draft document will be available for the new council to review later in May following councillor inductions and approval of committees and working groups

8. Planning Applications Section 1

Planning application 23/1046 C Penrith Court was brought forward to section 1 due to public interest. Committee decision and comments are in Agenda item 11 below summary

9. Planning Appeals

The committee noted the Planning Appeal reference APP/R0660/C/22/3309004

10. Licensing Applications

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

The committee noted this application without comment.

11. Planning Applications Section 2

PLN/22/2223 Resolved that the star be removed from item 5 and that all other starred items are shown as now objection

Lists from 6th, 13th, 20th, 27th March & 3rd, 10th April 2023

	Reference No	Proposal	Location	
1*	23/0970C	Single-storey rear extension and garage conversion	11, ROSEVILLE DRIVE, CW12 3LU	No Objection
2*	23/0973C	Certificate of lawful development for proposed single-storey rear extension.	22, ELMWOOD DRIVE, CW12 4QY	No Objection
3	23/0989T	Oak tree at the rear of the garden (41 Johnson Close) on council-owned amenities land is in need of maintenance to reduce the impact of overhanging branches and loss of light to the garden due to the height and size of the 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	No objection Subject to gaining the landowners permission
4*	23/1009C	Prior approval for the demolition of the existing single-storey extension and conservatory and erection of a single-storey rear extension extending 4.50 metres beyond the	11, MALVERN CLOSE, CW12 4PD	No Objection

		rear wall, maximum height of 3.99 metres and eaves height of 2.99 metres.		
5	23/1010C	Single-storey extension over existing garage Noted that it should read first-floor extension over existing garage	142, ST JOHNS ROAD, CONGLETON, CW12 2EH	No Objection
6*	23/1013C	Proposed two-storey side extension, replacement roof over rear extension and internal alterations.	120, BOUNDARY LANE, , CW12 3JF	No Objection
7*	23/1015C	Proposed two-storey side extension and remodel of existing bungalow.	35, Tidnock Avenue, , CW12 2HN	No Objection
8*	23/1019C	Proposed single-storey rear extension.	10, MOSS ROAD, CW12 3BN	No Objection
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	<p>Objection</p> <ol style="list-style-type: none"> 1. In breach of "CEC policy REC 1". loss of green space which was applied against similar applications 21/2678C & 21/3502C 2. Layout and density 3. Vehicle access and loss of turning circle 4. Inadequate car parking provision for the property 5. Impact on the landscape and nature conservation due to loss of space 6. Distance between proposed property and house number 6 including overlooking this property creating a loss of privacy 7. Loss of rowan tree 8. Loss of public amenity space which has been in place since the original development <p>Action for CTC Officer</p> <p>To include the protection of public amenity space within the Neighbourhood Plan consultation document</p>
10	23/1101C	Prior approval for change of use to dwelling house.	OLD HALL PRIVATE DAY NURSERY, SPRAGG STREET, CW12 1QR	No Objection Cllr R Hemsley advised of a Non pecuniary interest re this application
11	23/1115C	Proposed new 25m x 45m horse exercise arena	Overlands, CHERRY LANE, CW12 3QU	No Objection

12	23/1124C	Construction of 2 storey dwelling and detached garage - submission of 17 previous approval 20/4826C	27, TUDOR WAY, CW12 4AS	No Objection
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	No Objection Noted Cllr D Brown left the room for this item
14*	23/1146D	Discharge of conditions 5,12 and 13 on application 21/0320C: Application for 9 no. affordable apartments	CAR PARK, TOMMYS LANE, CW12 2EZ	No Objection
15*	23/1154C	Proposed rear extension replacing ex. conservatory.	30, HOWEY LANE, CW12 4AE	No Objection
16*	23/1162C	Non-material amendment to approval 21/0320C	CAR PARK, TOMMYS LANE, CONGLETON	No Objection
17*	23/1166C	Demolition of existing conservatories Single storey side extension	7, AYRSHIRE WAY, CW12 3TN	No Objection
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	No Objection
19	23/1196C	Demolition of existing stable building and the erection of single storey dwelling. .	LAND EAST OF FOOTPATH 37, MIDDLE LANE,	Objection 1. Building on the greenbelt, 2. intrusion into open countryside 3. no formal vehicular access to the site
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	No Objection
21*	23/1227D	Discharge of Condition 5 on 21/1492C - New outdoor sports pitch	The Quinta Primary School, ULLSWATER ROAD,	No Objection
22	23/1253C	Side extension to form garden room	Hollybrook Barn, MIDDLE LANE,	Objection 1. Building on the greenbelt, 2. intrusion into open countryside 3. Appears to be exceeding the 30% extension limit of the original build

23*	23/1265C	PROPOSED SINGLE STOREY FRONT SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION.	50, BIRCH ROAD,	No Objection
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 boundary.	10, THE MOUNT, CONGLETON, CW12 4FD	No Objection
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	No Objection
26*	23/1348C	Two storey side, single storey rear and porch extensions.	26, BAILEY CRESCENT, CW12 2EW	No Objection
27*	23/1420D	Discharge of conditions 4 and 12 on application 20/3608C. Demolition of existing buildings and replacement dwelling with new vehicular access provision of turning area and parking.	Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG	No Objection