



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 15th June 2023

Dear Councillor

Planning Committee Meeting – Thursday 22nd June 2023

You are summoned to attend a meeting of the Planning Committee on
Thursday 22nd June 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

Minutes of the 20th April were approved by Council 27th April 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	
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

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. 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.

11. Planning Applications Section 2 (Enclosed)

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

To: Planning Committee Members

CLls: **Amanda Martin (Chair), Robert Brittain (Vice Chair)**

Suzie Akers Smith, Dawn Allen, David Brown, Charles Booth
Robert Douglas, Suzy Firkin.

Ex Officio: Rob Moreton (Town Mayor) and Kay Wesley (Deputy Mayor)

Ccs: Other members of the Council for Information, Police, Honorary Burgess (5),
Press (3), Congleton Library, Congleton Information Centre.

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 20 April 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 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	11, MALVERN CLOSE, CW12 4PD	No Objection

		4.50 metres beyond the 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 boundry.	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

Planning lists 10-17-24 April & 1-8-15-22-29 May 5-12 June 2023			
1*	23/0984C	Lawful development certificate proposed 14 solar panels built onto rear facing road	62, HAREBELL DRIVE, CW12 4FA
2	23/1168T	WORKS TO TPO TREES	21 LONGDOWN ROAD, CONGLETON,
3*	23/1543D	Discharge of condition 12 on 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, CONGLETON, CHESHIRE, CW12 3PE
4*	23/1635D	Discharge of conditions 4 & 6 on approved application 22/3527C: Single storey rear extension, first floor infill extension over garage and internal remodelling	41, BIRCH ROAD, CONGLETON, CW12 4NN
5*	23/1726C	Variation of Condition 2 - approved plans on approval 20/1624C.	LOWER PARK STREET MILL, LOWER PARK 14STREET, CONGLETON, CHESHIRE, CW12 1EH
6*	23/1741D	Discharge of Condition 5 on approval 21/5642C for demolition of existing public house & outbuildings and removal of existing car parking area and erection of 3 dwellings with associated hard and soft landscaping	The Robin Hood, BUXTON ROAD, CONGLETON, CW12 3PE
7*	23/1771C	First Floor Side Extension with Garage Conversion	14, MALHAMDALE ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DA
8	23/1812C	Re-submission of application 23/0016C New building	BACK PARK STREET, CONGLETON
9	23/1861C	Proposed sub division of existing dwelling to create two separate dwellings.	Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT
10 *	23/1865C	Certificate for existing lawful use for confirmation the use of the property as an independent school	Dane Valley Mill, 59, HAVANNAH STREET, CONGLETON, CW12 2AH
11	23/1868T	[T1] Yew - Reduce height and lateral spread by 1-1.5m and prune to clear wires by min 30cm.	37, SANDBACH ROAD, CONGLETON, CW12 4LB
12	23/1870T	T1 - Cedar - Crown reduction by 4m (2m either side) maximum and reshape to bring back protruding branches, remove dead wood and clean out crown of fallen limbs. Crown is currently 14m. Reduction would leave a crown no less than 10m spread..	17, ISIS CLOSE, CONGLETON, CW12 3RT
13*	23/1893C	Non-material amendment to application 20/5760C plot rotation due to easement	Land At, BACK LANE, CONGLETON
14*	23/1901C	Proposed two storey extension to front and rear.	1, RUSSELL CLOSE, CONGLETON, CHESHIRE, CW12 3UD
15*	23/1904C	Single storey side and rear extension	105, KESTREL CLOSE, CONGLETON, CW12 3QX

16	23/1905C	Proposed loft conversion and internal alterations.	36, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF
17*	23/1907D	Discharge of conditions 1,2,3,7,9,10,11 and 12 to application 22/2417C: Refurbishment of existing building, including new windows, cladding and external lighting to High Street and Market Street, to facilitate change of use of the building to office accommodation.	35-37, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AX
18	23/1911C	Proposed two storey rear extension and internal alterations.	18, TAMAR CLOSE, CONGLETON, CW12 3RU
19*	23/1953C	Installation of new spiral fire escape stair to rear of existing property.	Kings Arms, 1, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN
20*	23/1954C	Listed building consent for the installation of new spiral fire escape stair to rear of existing property.	Kings Arms, 1, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN
21*	3/1979C	larger home extension extending 5m from the rear elevation, max height of 3.6m and 2.45 to the eaves	24, LINKSWAY, CONGLETON, CW12 3BS
22	23/1928W	The extraction of industrial sand, pipeline to transfer minerals to the existing bent farm plant site associated ancillary development, retention of the Bent Farm plant site and pressive restoration	SOMERFORD FARM, HOLMES CHAPEL ROAD, SOMERFORD, CHESHIRE, CW12 4SN
23*	23/1941C	Proposed Rear Porch	21, CHURCHILL CLOSE, CONGLETON, CHESHIRE, CW12 4QU
24*	23/2044D	Discharge of conditions 5, 6, 7 & 10 on existing permission 22/4041C; demolition of existing bungalow and its replacement with 2 No. semi detached dwellings.	24, GIANTSWOOD LANE, CONGLETON, CW12 2HQ
25*	23/2135C	Prior approval to take down existing PVCu conservatory and build new single storey extension in its place, extending 4.50m beyond the rear wall, maximum height of 3.50m and eaves height of 2.65m	3, BRIDGEWATER CLOSE, CONGLETON, CW12 3TS
26*	23/2137C	Proposed single storey rear/side extension.	64, THAMES CLOSE, CONGLETON, CW12 3RL
27*	23/2144C	Single storey infill extension, to replace former incomplete extension at rear of property, to provide larger kitchen area.	1, SEFTON AVENUE, CONGLETON, CW12 3DB
28	23/2145C	Creation of a new 2 classroom modular building.	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT
29*	23/2166C	Modifications to rear (east facing) elevation: Removal of existing timber eternal door and adjacent sash window, to be replaced with timber bi fold doors. Structural opening modifications.	St James House, 14, Moody Street, Congleton, Cheshire, CW12 4AP
30*	23/2167C	Listed building consent for modifications to rear (east facing) elevation: Removal of existing timber eternal	St James House, 14, Moody Street,

		door and adjacent sash window, to be replaced with timber bi fold doors. Structural opening modifications.	Congleton, Cheshire, CW12 4AP
31*	23/2173C	Advertisement Consent for the erection of illuminated and non-illuminated signs to the exterior of the building	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4FY
32	23/2200C	Prior notification of proposed erection of roof over existing silage pit.	Smithy Farm, BUXTON ROAD, CONGLETON, CW12 3PG