



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 20th July 2023

Dear Councillor

Planning Committee Meeting – Thursday 27th July 2023

You are summoned to attend a meeting of the Planning Committee on
Thursday 27th July 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

Tel: 01260 270350

Email: info@congleton-tc.gov.uk www.congleton-tc.gov.uk



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

To approve and sign the [minutes of the Planning Committee held on the 22nd June.](#)

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	
27.7.23	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	Verbal update
27.7.23	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. 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.

8. Terms of Reference for the N Plan Development Working Group (Enclosed)

To approve/amend the proposed Terms of Reference

9. Neighbourhood Plan (Enclosed)

To receive an update on the Neighbourhood Plan from the Chief Officer.

10. Planning Appeals

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

11. Licensing Applications

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

12. Planning Applications Section 2 (Enclosed)

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

To: Planning Committee Members

CLrs: **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 Planning Committee Meeting held on Thursday 22nd June 2023

Please Note – These are draft minutes and will not be ratified until the next meeting of this Committee

In attendance:

Committee Members: Councillors Amanda Martin (Chair)
 Robert Brittain (Vice Chair)
 Charles Booth
 Robert Douglas
 Suzy Firkin

Ex Officio Rob Moreton (Mayor)
 Kay Wesley (Deputy Mayor)

Non-Committee member: Heather Seddon

Congleton Town Council Chief Officer David McGifford

01 Members of the press

10 Members of public

1. Apologies for Absence

Apologies for absence were received from Committee Members: Cllrs Suzie Akers Smith, Dawn Allen and David Brown

2. Minutes of Previous Meetings

PLN/01/2324 Resolved to approve and sign the [minutes of the Planning Committee meeting held on the 16th March 2023](#).

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: Robert Douglas (P) Planning application 23/2249C Rob Moreton (NP) matters relating to CEC

4. Outstanding Actions

Date	Reference	Issue	
22.6	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	No progress, noted that CEC Ward Cllr Heather Seddon would liaise with CEC Planning and report back to the Chief Officer

22.6	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 updates, Noted that Ruth Burgess would liaise with CEC on this matter
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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 update

The next stage is to draw the document into a format that can be used for the Regulation 14 Consultation. Due to the delay since the examination in 2019 it was agreed that the Regulation 14 Consultation would need to be as comprehensive as possible to enable residents current views to be integrated into the plan for the next stage Regulation 15 and then through to the referendum and hopefully adoption.

Officers undertook some research into Towns who have developed and had their Neighbourhood Plans adopted, In terms of size we focused on the Knutsford and Wilmslow plans. Whilst reviewing the plans we noted that the same company had developed both of their plans, the company is based in Macclesfield. Officers met with representatives of the Company and they have provided an outline of their thoughts on how they can help us progress the plan which will need further discussion. When these discussions have taken place we will arrange a meeting with The N Plan development group to discuss the detail in readiness to bringing it back to this committee at the next meeting

Noted from the report the environmental considerations need to be given to both the consultation and the Neighbourhood Plan

8. Planning Applications Section 1

23/ 2249C was reviewed, comments below in agenda item 11 item 35

9. Planning Appeals

No planning appeals noted

10. Licensing Applications

No licensing applications noted

11. Planning Applications Section 2

PLN/02/2324 Resolved that no proposed stars be removed and that applications with stars being noted as 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	No Objection
2	23/1168T	WORKS TO TPO TREES	21 LONGDOWN ROAD, CONGLETON,	No Objection to the works on the Sycamore, no other trees identified for works
3*	23/1543D	Discharge of condition 12 on application 21/5642C:	The Robin Hood, BUXTON ROAD, CONGLETON,	No Objection
4*	23/1635D	Discharge of conditions 4 & 6 on approved application 22/3527C:	41, BIRCH ROAD, CONGLETON, CW12 4NN	No Objection
5*	23/1726C	Variation of Condition 2 - approved plans on approval 20/1624C.	LOWER PARK STREET MILL, LOWER PARK STREET, CONGLETON,	No Objection
6*	23/1741D	Discharge of Condition 5 on approval 21/5642C for demolition of existing public house & outbuildings	The Robin Hood, BUXTON ROAD, CONGLETON, CW12 3PE	No Objection
7*	23/1771C	First Floor Side Extension with Garage Conversion	14, MALHAMDALE ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 2DA	No Objection
8	23/1812C	Re-submission of application 23/0016C New building	BACK PARK STREET, CONGLETON	Fully support
9	23/1861C	Proposed sub division of existing dwelling to create two separate dwellings.	Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT	No Objection
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	No Objection
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	No Objection

12	23/1870T	T1 - Cedar - Crown reduction	17, ISIS CLOSE, CONGLETON, CW12 3RT	No Objection
13*	23/1893C	Non-material amendment to application 20/5760C plot rotation due to easement	Land At, BACK LANE, CONGLETON	No Objection
14*	23/1901C	Proposed two storey extension to front and rear.	1, RUSSELL CLOSE, CONGLETON, CHESHIRE, CW12 3UD	No Objection
15*	23/1904C	Single storey side and rear extension	105, KESTREL CLOSE, CONGLETON, CW12 3QX	No Objection
16	23/1905C	Proposed loft conversion and internal alterations.	36, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF	No comment
17*	23/1907D	Discharge of conditions 1,2,3,7,9,10,11 and 12 to application 22/2417C:	35-37, HIGH STREET, CONGLETON,	No Objection
18	23/1911C	Proposed two storey rear extension and internal alterations.	18, TAMAR CLOSE, CONGLETON, CW12 3RU	No Objection
19*	23/1953C	Installation of new spiral fire escape stair to rear of existing property.	Kings Arms, 1, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN	No Objection
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	No Objection
21*	23/1979C	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	No Objection
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,	Objection on the grounds of <ol style="list-style-type: none"> 1. highways safety for the proposed new access road for HGV's – road currently single white lined. 2. This new access road will also result in an unnecessary loss of trees and hedgerows 3. Significant concerns about air and water quality monitoring

				information and the need for it being made available
23*	23/1941C	Proposed Rear Porch	21, CHURCHILL CLOSE, CONGLETON, CHESHIRE,	No Objection
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,	No Objection
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,	No Objection
26*	23/2137C	Proposed single storey rear/side extension.	64, THAMES CLOSE, CONGLETON, CW12 3RL	No Objection
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	No Objection
28	23/2145C	Creation of a new 2 classroom modular building.	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT	Support this proposal
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	No Objection
30*	23/2167C	Listed building consent for modifications to rear (east facing) elevation: Removal of existing timber eternal door and adjacent sash window,	St James House, 14, Moody Street, Congleton, Cheshire, CW12 4AP	No Objection

		to be replaced with timber bi fold doors. Structural opening modifications.		
31*	<u>23/2173C</u>	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	No Objection
32	<u>23/2200C</u>	Prior notification of proposed erection of roof over existing silage pit.	Smithy Farm, BUXTON ROAD, CW12 3PG	No Objection
33	<u>23/2078C</u>	Construction of 7No. self-contained 1-bedroom apartments (Use Class C2) with associated parking and landscaping.	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ	No Objection but would like there to be consideration on how more parking could be provided and to have clear signage on the A34 with regards to elderly people crossing
34*	<u>23/2240C</u>		35-37, HIGH STREET, CONGLETON,	No Objection
35	<u>23/2249C</u>	Proposed erection of 3no. dwellings off Thistle Way / Padgbury Lane. Land previously identified for 180sq/m health related development (class D1 use)	Land west of PADGBURY LANE, CW12 4LR	OBJECTION DUE TO – <ul style="list-style-type: none"> - Overdevelopment - Out of keeping with the area - Loss of Trees which have a requested TPO against them - Already a dangerous junction/access – highway issues, lack of visibility - Loss of green space - Existing Problems with United Utilities services in the area - Arboriculture report is out of date - previous application 22/0304C substantially the same was objected to by the council
36*	<u>23/2275C</u>	prior approval for a larger home extension	26, MELTON DRIVE, , CW12 4YF	No Objection
37*	<u>23/2279C</u>	Discharge of conditions 7 an 8 on application 20/1934C	20, 20a, 22, 22a Mill Street, Cross Street Garage, 2 and 4 Cross Street, CW12 1HQ	No Objection

Amanda Martin Chair

Agenda Item 8 Neighbourhood Plan Development Working Group Terms of Reference

Purpose: Neighbourhood Plan Development Working Group's remit is to provide support and guidance in progressing the Neighbourhood Plan through to a successful adoption within an agreed timeframe. The group will work collaboratively with agreed professional bodies in taking the plan from the Regulation 14 phase through to the Referendum stage within an agreed timeframe.

Objectives:

Short-term 0-3 months

1. To have a professional review of the draft policies and baseline documents and studies inclusive of the documents and correspondence from the 2019 examination
2. Support the preparation of a draft version of the Neighbourhood Plan ready for approval by the Planning Committee
3. Be involved in the layout and look and feel of the document in preparation for Regulation 14 Consultation and approval by the Planning Committee
4. Supporting the development of a professional consultation process for Regulation 14 inclusive of promotion and marketing

Medium

1. Agree on the time frame for the Medium-Term Objectives
2. Review consultation feedback and prepare updated document for approval by the Planning Committee
3. Monitor progress through regulation 15 and update the plan accordingly for approval of the Planning Committee in readiness for the Referendum
4. Support and actively promote the Referendum and adoption of the Congleton Neighbourhood Plan

Partners

- Urban Imprint Ltd
- Graphic design company to be approved
- Cheshire East Council

CONGLETON TOWN COUNCIL

PLANNING COMMITTEE REPORT

MEETING DATE AND TIME	27.7.23 7.00 pm	LOCATION	Bridestones Suite Town Hall
REPORT FROM	Chief Officer		
AGENDA ITEM REPORT TITLE	Agenda item 9 Neighbourhood plan update - progression to regulation 14		
Background	<p>Officers undertook some research into Towns that have developed and had their Neighbourhood Plans adopted, In terms of size we focused on the Knutsford and Wilmslow plans. Whilst reviewing the plans we noted that the same company had developed both of their plans, the company is based in Macclesfield and care called Urban Imprint Limited. We have met with representatives of the company and they have provided us with an outline of their thoughts on how they can help us progress the plan This is broken down into stages and activity which is as follows –</p> <p>Stage 1 – Review and recommendations Part A. Review (or health check) of: -</p> <ul style="list-style-type: none">• draft policies• baseline documents and studies• examiner’s documents and correspondence (from first examination) <p>Part B. Preparation of recommendation report setting out: -</p> <ul style="list-style-type: none">• policy specific comments (e.g. repetition, consistency, evidence base links) and identify any gaps in baseline or policy work• advice in response to any queries highlighted in drafted documents• general comments and ideas regarding presentation, formatting, layout, mapping <p>Part C. Development of a draft spatial strategy (or similar)</p> <ul style="list-style-type: none">• to assist in ensuring the plan is spatially relevant and expanded contents page for the NP. <p>Stage 2 – Agreement of next steps</p> <ul style="list-style-type: none">• Meeting to discuss the recommendations and agree next steps based on the above. Output of this meeting will drive stage 3. Meeting will benefit from including members of the Town Council Neighbourhood Plan Development Working Group. <p>Stage 3 Preparation of a draft version of the Neighbourhood Plan (word document)</p> <ul style="list-style-type: none">• A single word document with agreed amends and suggestions made. Preparation of a series of early chapters and continuity pages to help provide context for the policies and help readability <p>During stages 1-3 discussions will commence with proposed graphic designers to agree the layout and format of the document and with Urban Imprint on a consultation strategy</p>		
Timescales	It is envisaged that the regulation 14 consultation will commence during September for a 6 week period		
Financial	The costs for stages 1-3 are £2,500 which will be funded via the Neighbourhood Plan Earmarked Reserves which currently has £5576 and is approved via the Chief Officers delegated authority		

Environmental	The consultation needs be very wide ranging however environmental considerations will need to be taken into account
Equality	Through the consultation phase we need to ensure that all residents have the opportunity to respond wherever possible
Proposal	To note this report

Planning lists 19.6 /26.6 / 3.7 / 10.7/

1*	23/2211C	Recladding of exterior with timber composite, installation of PV panels to roof and installation of Air Source Heat Pump	Meridian House, Roe Street, Congleton, Cheshire, CW12 1PS
2*	23/2343C	Prior approval of a single storey rear extension extending 4.5 metres beyond the rear wall, maximum height of 3.5 metres and eaves height of 2.5 metres.	60, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT
3*	23/2344C	Proposed single storey rear extension and internal alterations.	97, CHESTNUT DRIVE, CONGLETON, CHESHIRE, CW12 4UA
4*	23/2356C	Alterations to internal office area, with the addition of 3 windows to the South-East Elevation	UNIT 8, GREENFIELD ROAD, CONGLETON,
5	23/2357T	T1 - Oak - lateral reduction to branches to gain 2 metres clearance from house number 21 and 1.5 metres clearance from house number 19. Selecting suitable pruning points. The tree will also have an aerial inspection and all deadwood removed.	19, THE MOUNT, CONGLETON,
6*	23/2362C	Variation of condition 12 on approval 18/6251C	Eaton Bank Academy, JACKSON ROAD,
7*	23/2371C	Non-material amendment to approved application 21/5217C - Side and rear, wrap-around, ground floor extension the North corner of the property.	9, ASCOT CLOSE, CONGLETON, CHESHIRE, CW12 1LL
8	23/2376C	Proposed extension and alterations to existing dwelling.	71, LONGDOWN ROAD, CONGLETON,
9	23/2395T	This application is to significantly trim this English Oak tree 1 A CROWN REDUCTION OF 3 METRES; 2 REMOVAL OF THE LOWER BRANCHES TO A MINIMUM HEIGHT OF 2 METRES; 3 ALL DEADWOOD TO BE REMOVED.	19, THE MOUNT, CONGLETON,
10*	23/2441C	Non-Material Amendment to approval 17/3258C for Minor changes to the play area design to allow 'Miracle Design and Play' equipment to be provided on the development.	Land West of PADGBURY LANE,
11*	23/2442C	Non-Material Amendment to approval 16/6144C for changes to the play area design	Land West of GOLDFINCH CLOSE,
12*	23/2451C	Single storey rear extension.	143, ENNERDALE DRIVE, CONGLETON, CW12 4FL
13*	23/2457D	Discharge of conditions 12 & 14 on approval 20/2698C.	MOSS FARM, MOSS LANE, EATON,
14	23/2492T	Oak tree. 5 metre crown lift from ground and removal of dead wood. Shorten branches near to house by 2 metres in.	37, MELTON DRIVE, CONGLETON, CW12 4YF
15	23/2497C	Installation of new external cold rooms	60, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1PY
16*	23/2512C	Variation of the wording of conditions 4 - Hours of Use and 5 - Community use Agreement on approval 21/1492C.	The Quinta Primary School, ULLSWATER ROAD, CONGLETON,
17*	23/2517C	Modifications to windows and external elevations	PEEL COTTAGE, NEWCASTLE ROAD,

18	23/2527C	Retrospective application for 1no pitch Gypsy/Traveller site including 1no mobile home, hardstanding, fencing and installation of package treatment plant	Timbersbrook Edge, MIDDLE LANE, CONGLETON
19*	23/2533C	Two storey front, first floor side and single storey rear extensions	47, LEAMINGTON ROAD, CONGLETON, CW12 4PE
20	23/2553C	Prior approval for steel frame building for storage of plant, machinery and timber	Field at, MIDDLE LANE, CONGLETON
21*	23/2554C	Non-material amendment to application 20/1624C - Proposed change of use of ground floor office accommodation and two storey extension to form 2No. 1 bed semi detached dwellings	LOWER PARK STREET MILL, LOWER PARK STREET, CONGLETON, CW12 1EH
22	23/2584C	Demolition of Existing Dwelling (Sidarn) and replacement with 3no. Bungalows	SIDARN, ASTBURY STREET, CONGLETON,
23*	23/2592C	Proposed new single storey rear extension to provide improved dental facilities and ancillary spaces. Proposed Internal alterations to improve circulation / access.	Moody Terrace Dental Practice Limited, 17, MOODY STREET,
24*	23/2601D	Discharge of condition 3 on approval 23/092C: Conversion of garage & link between house and converted spaces. Amendments to rear fenestration.	62, HAREBELL DRIVE, CONGLETON
25*	23/2615D	Discharge of conditions 5 and 7 on application 21/2674C: Proposed single detached two storey dwelling	Land Off, Meadow Avenue, Congleton,
26	23/2622C	Proposed detached garage.	206, PADGBURY LANE, CONGLETON,
27	23/2635T	T1 Oak. Semi Mature - Early Mature. Height 13 meters. Crown Spread 12 meters. Stem Diameter 425 mm. The tree overhangs a pathway to the side and rear of the property..	6, BRADBURY GARDENS, CONGLETON,
28*	23/2666C	Single storey rear and side extension.	4, RUSKIN ROAD, CONGLETON, CW124EA
29*	23/2658C	Certificate of lawful proposed development of single storey extension to part of the rear elevation of an existing dwelling, extension to project 3m from the rear elevation	33, Dobson Way, Congleton, CW12 1GQ
30*	23/2684C	This scheme aims to reinstate the existing carpark and repair the Riverbank with the use of Sheet piles.	Car Park, Broadhurst Lane, Congleton, CW12 1LA