

## CONGLETON TOWN COUNCIL

### Minutes of the Planning Committee Meeting held on Thursday 22<sup>nd</sup> June 2023

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 16<sup>th</sup> 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	No updates, Noted that Ruth Burgess would liaise with CEC on this matter

		front of the Church House.	
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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"> <li>1. highways safety for the proposed new access road for HGV's – road currently single white lined.</li> <li>2. This new access road will also result in an unnecessary loss of trees and hedgerows</li> <li>3. Significant concerns about air and water quality monitoring information and the need for it being made available</li> </ol>

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, to be replaced with timber bi fold doors.	St James House, 14, Moody Street, Congleton, Cheshire, CW12 4AP	No Objection

		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	<b>OBJECTION DUE TO –</b> <ul style="list-style-type: none"> <li>- <b>Overdevelopment</b></li> <li>- <b>Out of keeping with the area</b></li> <li>- <b>Loss of Trees which have a requested TPO against them</b></li> <li>- <b>Already a dangerous junction/access – highway issues, lack of visibility</b></li> <li>- <b>Loss of green space</b></li> <li>- <b>Existing Problems with United Utilities services in the area</b></li> <li>- <b>Arboriculture report is out of date</b></li> <li>- <b>previous application 22/0304C substantially the same was objected to by the council</b></li> </ul>
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

