

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 27th July 2023

In attendance:

<u>Committee Members: Councillors</u>	Amanda Martin (Chair) Robert Brittain (Vice Chair) David Brown Robert Douglas Suzy Firkin
Ex Officio	Kay Wesley (Deputy Mayor)
Non-Committee member:	None
Congleton Town Council Officer	David McGifford Chief Officer

0 Members of the press

0 Members of public

1. Apologies for Absence

Apologies for absence were received from Committee Members: Suzie Akers Smith, Dawn Allen Charles Booth, Rob Moreton (Mayor)

2. Minutes of Previous Meetings

PLN/3/2324 Resolved to approve and sign the [minutes of the Planning Committee meeting held on the 22nd June 2023](#)

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: Amanda Martin (Chair), David Brown, Robert Douglas, Suzy Firkin, Kay Wesley all (NP) on planning applications 5&9 Cllr Robert Douglas (NP) on application 23

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 continue to liaise with CEC on this matter

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

PLN/4/2324 Resolved to receive the update on the Neighbourhood Plan

8. Planning Applications Section 1

There were no applications brought forward.

9. Planning Appeals

No planning appeals noted.

10. Licensing Applications

Valleys Fast Food 32, High Street, Congleton Cheshire. CW12 1BD

PLN/5/2324 resolved that the opening hours should remain the same at 3.00am rather than the proposed time of 5.00am

11. Planning Applications Section 2

PLN/6/2324 Resolved that star for applications 6,16,30,32,33 be removed and that the remaining applications with stars being noted as no objection.

Committee Comments for Planning lists 19.6 /26.6 / 3.7 / 10.7/17.7

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	No Objection
2*	23/2343C	Prior approval of a single storey rear extension	60, BELGRAVE AVENUE, CW12 1HT	No Objection
3*	23/2344C	Proposed single storey rear extension and internal alterations.	97, CHESTNUT DRIVE, CW12 4UA	No Objection
4*	23/2356C	Alterations to internal office area	UNIT 8, GREENFIELD	No Objection

			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.	19, THE MOUNT, CONGLETON,	No Objection
6	23/2362C	Variation of condition 12 on approval 18/6251C	Eaton Bank Academy,	No Objection
7*	23/2371C	Non-material amendment to approved application 21/5217C -	9, ASCOT CLOSE, CW12 1LL	No Objection
8	23/2376C	Proposed extension and alterations to existing dwelling.	71, LONGDOWN ROAD, C,	No Objection
9	23/2395T	This application is to significantly trim this English Oak tree 1 A	19, THE MOUNT, CONGLETON,	Objection on the grounds of the proposed works is too drastic.
10*	23/2441C	Non-Material Amendment to approval 17/3258C	Land West of PADGBURY LANE,	No Objection
11*	23/2442C	Non-Material Amendment to approval 16/6144C	Land West of GOLDFINCH CLOSE,	No Objection
12*	23/2451C	Single storey rear extension.	143, ENNERDALE DRIVE, CONGLETON, CW12 4FL	No Objection
13*	23/2457D	Discharge of conditions 12 & 14 on approval 20/2698C.	MOSS FARM, MOSS LANE, EATON,	No Objection
14	23/2492T	Oak tree. 5 metre crown lift from ground and removal of dead wood.	37, MELTON DRIVE, CONGLETON, CW12 4YF	No Objection
15	23/2497C	Installation of new external cold rooms	60, BROMLEY ROAD, CW12 1PY	No Objection
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,	No Objection – suggest that the school constructively discusses measures with its neighbours to mitigate the noise and issue with the

				volume of footballs landing in gardens.
17*	23/2517C	Modifications to windows and external elevations	PEEL COTTAGE, NEWCASTLE ROAD,	No Objection
18	23/2527C	Retrospective application for 1no pitch Gypsy/Traveller site	Timbersbrook Edge, MIDDLE LANE, CONGLETON	Objection – inappropriate development in the greenbelt
19*	23/2533C	Two storey front, first floor side and single storey rear extensions	47, LEAMINGTON ROAD, CW12 4PE	No Objection
20	23/2553C	Prior approval for steel frame building for storage of plant, machinery and timber	Field at, MIDDLE LANE, CONGLETON	Objection – inappropriate development in the greenbelt and noted that there was insufficient evidence to support the need for this building
21*	23/2554C	Non-material amendment to application 20/1624C -	LOWER PARK STREET MILL, LOWER PARK STREET, CONGLETON, CW12 1EH	No Objection
22	23/2584C	Demolition of Existing Dwelling (Sidarn) and replacement with 3no. Bungalows	SIDARN, ASTBURY STREET, CONGLETON,	No objection
23*	23/2592C	Proposed new single storey rear extension to provide improved dental facilities and ancillary spaces.	Moody Terrace Dental Practice Limited, 17, MOODY STREET,	No Objection
24*	23/2601D	Discharge of condition 3 on approval 23/092C:	62, HAREBELL DRIVE, CONGLETON	No Objection
25*	23/2615D	Discharge of conditions 5 and 7 on application 21/2674C:	Land Off, Meadow Avenue, Congleton,	No Objection
26	23/2622C	Proposed detached garage.	206, PADGBURY LANE, CONGLETON,	No objection
27	23/2635T	T1 Oak. Semi Mature - Early Mature. Height 13 meters. Crown Spread 12 meters.	6, BRADBURY GARDENS, CONGLETON,	Objection on grounds of works appear to be unnecessary and suggest that the ivy from the tree should be removed

		Stem Diameter 425 mm.		
28*	<u>23/2666C</u>	Single storey rear and side extension.	4, RUSKIN ROAD, CONGLETON, CW124EA	No Objection
29*	23/2658C	Certificate of lawful proposed development of single storey extension	33, Dobson Way, Congleton, CW12 1GQ	No Objection
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	No objection, Due to the climate emergency we would request a review of the proposed removal of trees, and should there be no alternative option but to remove them a replacement tree planting strategy is developed and implemented
31	<u>23/2393C</u>	Demolition of existing stable buildings and the erection of single storey dwelling with new vehicular access. Resubmission of Application 23/1196C.	Land east of Footpath 37, Middle Lane, Congleton	Objection – - Unsafe vehicle access - Building on the greenbelt without there being any special circumstances - Intrusion into open countryside
31a*	<u>23/2740D</u>	Discharge of condition 6 on application 22/0540C -	Bradshaw House, 21, Lawton Street, Congleton, CW12 1RU	No Objection
32	<u>23/2746C</u>	Installation of additional windows and roof lights to create a five-surgery dental practice.	31, High Street, Congleton, CW12 1BQ	Fully Support
33	<u>23/2747C</u>	Installation of external signage and LED lighting	31, High Street, Congleton, CW12 1BQ	Fully Support