



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 10<sup>th</sup> August 2023

Dear Councillor

## **Planning Committee Meeting – Thursday 17<sup>th</sup> August 2023**

You are summoned to attend a meeting of the Planning Committee on  
**Thursday 17<sup>th</sup> August 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*

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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**

To approve the minutes of the meeting 27<sup>th</sup> July 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	
27.7.23	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	
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.	

**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 at the meeting.**

**8. Neighbourhood Plan**

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

**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

**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 27<sup>th</sup> July 2023

**Note that these minutes are draft minutes which will be subject to approval at the next meeting of the Planning Committee**

#### **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
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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**

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 ROAD, CONGLETON,	No Objection
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,	<b>Objection</b> 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	<b>Objection</b> – 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	<b>Objection</b> – 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. Stem Diameter 425 mm.	6, BRADBURY GARDENS, CONGLETON,	<b>Objection</b> on grounds of works appear to be unnecessary and suggest that the ivy from the tree should be removed
28*	23/2666C	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	23/2393C	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	<b>Objection –</b> - Unsafe vehicle access - Building on the greenbelt without there being any special circumstances - Intrusion into open countryside
31a*	23/2740D	Discharge of condition 6 on application 22/0540C -	Bradshaw House, 21, Lawton Street, Congleton, CW12 1RU	No Objection
32	23/2746C	Installation of additional windows and roof lights to create a five-surgery dental practice.	31, High Street, Congleton, CW12 1BQ	Fully Support
33	23/2747C	Installation of external signage and LED lighting	31, High Street, Congleton, CW12 1BQ	Fully Support





Planning lists 17.7/24.7/31.7/7.8

1	23/2575C	Demolition of existing dwelling and erection of replacement dwelling including detached garage and associated landscaping.	Bullmoor Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PZ
2*	23/2713C	Reserved matters approval for application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.	Land north of the Congleton Link Road (‘CLR’) known as Somersford Green, Congleton
3	23/2771T	The identified trees are highlighted in the document, yellow. We wish to seek a qualified tree surgeon to commence work to crown thin the trees identified in this document to allow more sunlight into the garden and to prevent any branches falling. There are a number of rouge branches hanging off them which I fear will break in the wind due to the growth and age of them. One of them appears to have a disease and the leaves have black spots on it.	19, LONGDOWN ROAD, CONGLETON, CW12 4QH
4	23/2790C	Proposed single storey rear extension.	60, CHESTNUT DRIVE, CONGLETON, CW12 4UB
5	23/2810C	Proposed dwelling	Plot 28, Land At, FORGE LANE, CONGLETON
6	23/2815C	Prior approval of single storey rear extension extending 4.1m beyond the rear wall, 3.15m maximum height and eaves height of 2.95m	3, CAMPION PLACE, ASTBURY, CW12 4GX
7*	23/2829C	Certificate of lawful proposed development for a single storey rear extension, 3m projection with 2.3m eaves and 3.5m ridge.	4, BANKHOUSE DRIVE, CONGLETON, CW12 2BH
8*	23/2915C	Non Material Amendment to application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.	Land to the north of the existing Radnor, Land at Back Lane, Congleton
9*	23/2924D	Discharge of conditions 3, 4 & 6 of existing permission 21/2555C;	23-25 West Street, CONGLETON, CW12 1JN
10*	23/2925D	Discharge of Condition 5 on 16/1824M.	Radnor Park Industrial Estate, BACK LANE, CONGLETON

11*	23/2926D	Discharge of Conditions 12 & 34 on 16/1824M.	Radnor Park Industrial Estate, BACK LANE, CONGLETON
12*	23/2928D	Discharge of conditions 6 & 31 on application 16/1824M	Land to the north of the Congleton Link Road, Radnor Park
13*	23/2930D	Discharge of condition 35 on application 16/1824M -	Land to the north of the Congleton Link Road. Radnor Park
14*	23/2951D	Discharge of conditions 22, 23 and 33	Land to the north of the Congleton Link Road, Radnor Park
15*	23/2952D	Discharge of condition 11 on application 16/1825M -	Land to the north of the Congleton Link Road. Radnor Park
17*	23/2958C	Rear facing single storey extensions	14, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG
18*	23/2982C	Extension to industrial unit (Class B)	UNIT 7 CONGLETON TRADE CENTRE, Radnor Park Industrial Estate, RADNOR PARK,
19*	23/3018C	Proposed internal alterations and heighten of garage roof	38, AYRSHIRE WAY, CONGLETON, CW12 3TN