

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 17th August 2023

In attendance:

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

Ex Officio Rob Moreton (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, Robert Douglas and Kay Wesley (Ex Officio)

2. Minutes of Previous Meetings

PLN/7/2324 Resolved to approve and sign the [minutes of the Planning Committee meeting held on the 27th July 2023](#)

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: David Brown and Robert Moreton (Mayor – Ex officio)

4. Outstanding Actions

Date	Reference	Issue	
17.8	Astbury Place /Congleton park bridge Section 106	Developer delaying installation of an agreed bridge linking Astbury Place to Congleton Park	No progress made since the last meeting Cllr Rob Moreton to continue to follow up
17.8	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 progress since the last Meeting Cllr David Brown to try and get some guidance from CEC re timescales

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/8/2324 Resolved to receive the update on the Neighbourhood Plan which advised that there will be a meeting of the working group on Wednesday 23rd August - Jackie MacArthur will be the lead officer

8. Planning Applications Section 1

There were no applications brought forward to Section 1

9. Planning Appeals

No planning appeals noted

10. Licensing Applications (5)

PLN/9/2324 resolved to respond to CEC Licensing as shown in column 4

<p>1</p>	<p>The Orange Tree Congleton, West Road, Congleton, CW12 4EY</p> <p>Comments by 24 -8-23</p>	<p>Update the plans following a change of layout</p> <p>Amend the hours for the licensable activities to 10:00-01:00 Mondays to Sundays</p> <p>Amend the opening hours to 09:00-01:00 Mondays to Sunday</p> <p>Remove conditions 4 & 5</p> <p> Replace Challenge 21 with Challenge 25</p>	<p>Opening hours may need to slightly differ from the licensable activities hours to allow drinking up time.</p> <p>Consideration should be given to door staff for late-night opening.</p> <p>No knowledge of conditions 4 and 5 so unable to comment on these</p> <p>Please encourage a representative from the premises to join Congleton Pub Watch.</p>
<p>2</p>	<p>The Spar Shop 48 West Street Congleton, CW12 1JR</p> <p>31-8- 23</p>	<p>Change the sale of alcohol for consumption off the premises, Monday to Sunday 0800hrs to 2300hrs</p>	<p>Other premises have been permitted licences to sell alcohol until 23.00 hours. No objection. Request to be mindful of neighbours.</p>
<p>3</p>	<p>2 Swan House, Swan Bank, Congleton CW12 1AH</p>	<p>Recorded Music (Indoors) Monday to Thursday 11.00 to 23.00 Friday & Saturday</p>	<p>This is next to another two bars and Rumba is licensed until 2.30 am so it is reasonable that this property is open until 1.30am. It is normal for Congleton that late-night Friday and Saturday</p>

	4-9-23	11.00 to 02.00 Sunday 11.00 to 23.00 The Supply of Alcohol for Consumption On the Premises Monday to Thursday 11.00 to 23.00 Friday & Saturday 11.00 to 01.30 Sunday 11.00 to 23.00	evening venues have door staff, so this could be a requirement. Please encourage a representative to attend Congleton pub watch
4	Central Co-op, 74 Manchester Road, Congleton CW12 2HT 6-9-23	Supply of Alcohol – Monday – Sunday – 07:00 – 22:00	No objection. Other stores sell alcohol until 23.00 hours.
5	Capital Walk, High Street, Congleton, CW12 1WB 12-9-23	Sale and supply of alcohol, recorded music The proposed new times will be: Friday and Saturday 09:00 to 01:00	In line with other properties in the area. With later opening if Capital Walk does not have door staff this should be a consideration as part of the licensing. Please encourage a representative to attend Congleton pub watch

11. Planning Applications Section 2

PLN/10/2324 that stars be removed from applications 2 & 12 and that the remaining applications with stars being Resolved noted as no objection

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	Objection as the committee believe that the information is misleading as there is an excessive increase in the size of the actual footprint
2	23/2713C	Reserved matters approval for application 16/1824M:	Land north of the Congleton Link Road ('CLR') known as Somerford Green, Congleton	The committee supports the views of the residents and feel that the issues they raised should be investigated
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	19, LONGDOWN ROAD, CONGLETON, CW12 4QH	Objection due to inadequate information being provided and the decision needs to defer to the CEC Tree Officer

		are a number of rough 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.		
4	23/2790C	Proposed single storey rear extension.	60, CHESTNUT DRIVE, CONGLETON, CW12 4UB	No objection
5	23/2810C	Proposed dwelling	Plot 28, Land At, FORGE LANE, CONGLETON	Objection due to the unsatisfactory relationship between the house and the trees and to ensure there is protection of a significant strip of woodland
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	Defer to the planning officer
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	No objection
8*	23/2915C	Non Material Amendment to application 16/1824M:	Land to the north of the existing Radnor, Land at Back Lane, Congleton	No objection
9*	23/2924D	Discharge of conditions 3, 4 & 6 of existing permission 21/2555C;	23-25 West Street, CONGLETON, CW12 1JN	No objection
10*	23/2925D	Discharge of Condition 5 on 16/1824M.	Radnor Park Industrial Estate, BACK LANE, CONGLETON	No objection
11*	23/2926D	Discharge of Conditions 12 & 34 on 16/1824M.	Radnor Park Industrial Estate, BACK LANE, CONGLETON	No objection

12	23/2928D	Discharge of conditions 6 & 31 on application 16/1824M	Land to the north of the Congleton Link Road, Radnor Park	Objection as there is existing hedgerow and trees and there is a need for a Woodland management plan
13*	23/2930D	Discharge of condition 35 on application 16/1824M -	Land to the north of the Congleton Link Road. Radnor Park	No objection
14*	23/2951D	Discharge of conditions 22, 23 and 33	Land to the north of the Congleton Link Road, Radnor Park	No objection
15*	23/2952D	Discharge of condition 11 on application 16/1825M -	Land to the north of the Congleton Link Road. Radnor Park	No objection
17*	23/2958C	Rear facing single storey extensions	14, PARK LANE, CONGLETON, CHESHIRE, CW12 3DG	No objection
18*	23/2982C	Extension to industrial unit (Class B)	UNIT 7 CONGLETON TRADE CENTRE, Radnor Park Industrial Estate, RADNOR PARK,	No objection
19*	23/3018C	Proposed internal alterations and heighten of garage roof	38, AYRSHIRE WAY, CONGLETON, CW12 3TN	No objection
20*	23/3039D	Discharge of Conditions 9 & 19 on 16/1824M	Radnor Park Industrial Est	No objection
21*	23/3043D	Discharge of Conditions 7 & 8 on 20/1934C	20, 20a, 22, 22a Mill Street, Cross Street	No objection
22*	23/3095D	Discharge of condition 8 on application 21/5642C	The Robin Hood, BUXTON Rd	No objection
23*	23/3107C	Proposed single storey rear extension.	78, ST JOHNS ROAD, CONGLETON, CW12 2AX	No objection
24*	23/2973D	Discharge of Condition 8 on approval 10/4480C	Former Valley Manufacturing Site,	No objection