

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 19th October 2023

In attendance:

<u>Committee Members: Councillors</u>	Amanda Martin (Chair) Robert Brittain (Vice Chair) Suzie Akers Smith Robert Douglas Suzy Firkin
Ex Officio	Kay Wesley (Deputy Mayor)
Non-Committee member:	Glen Williams
Town Council Officer	David McGifford Chief Officer
Member of the press	1
Members of public	7

AGENDA

1. Apologies for Absence

Apologies for absence were received from Dawn Allen, Charles Booth, David Brown, Robert Moreton (Town Mayor)

2. Minutes of Previous Meetings

PLN/16/2324 Resolved to approve the minutes of the meeting 14th September 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.

7.9.23 Astbury Place /Congleton park bridge Section 106 CEC Planning

Representation was made by a resident of Astbury Place who advised that there were many residents in support of the bridge being built to access the park and was actually one of the reasons why they moved there.

It was noted that the walk to the park via Brook Street was dangerous for children and parents with prams.

Should the bridge not be built it was suggested the budget for the bridge should be allocated to open space on the estate or improvements to the pavements on Brook Street.
It was suggested by a committee member that the residents looks to get a petition signed by like-minded residents

5. **Questions from Members of the Public**

Captured in item 4

6. **Urgent Items**

Cllr Douglas requested that we request current Section 106 agreements and Cils for Congleton

7. **Planning Applications Section 1**

Application 23/3506c was brought forward as there were 4 residents making representations about this application

8. **Neighbourhood Plan**

The Chief Officer advised that the development of the plan was progressing towards the consultation phase in early 2024

9. **Planning Appeals**

There were no Planning appeals .

10. **Tree Policy Proposal**

PLN/17/2324 Resolved to approve the Tree Policy document noting that it was advisory and was suggested that for ease of use the key points for consideration were drawn together into bullet points

Action Cllr R Douglas to update accordingly

11. **Licensing Applications**

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003

Burns Garages Limited have applied on 2nd October 2023 to Cheshire East Council in respect of the premises known as Burns Garages Limited, Canal Street, Congleton, CW12 2JG for a premises licence to provide the following licensable activity:

Supply of Alcohol – Monday – Friday – 09:00 AM – 17:30 PM, Saturday – 10:00 AM – 16:00 PM

Representations shall be made in writing to the below address on or before the following date: 30 October 2023.

PLN/18/2324 Resolved to note no objection

12. **Planning Applications Section 2** (Enclosed)

PLN/19/2324 Resolved to approve the comments made against the applications below

Comments from the meeting of the Congleton Town Council Planning Committee 19.10.23				
1	23/3310M	Construction of new dwelling	Land Off, MOSS LANE, EATON	Objection and supporting the comments made by Eaton Parish Council
2*	23/3384C	Porch to front.	9, GALBRAITH CLOSE, CONGLETON, CW12 4WG	No Objection
3*	23/3427C	Lawful Development Certificate for a proposed dormer over the existing kitchen	142, ST JOHNS ROAD, CONGLETON, CW12 2EH	No Objection
4*	23/3441C	Variation of Condition 2 on approval 22/4635C for single storey rear extension	44, CHESTNUT DRIVE, CONGLETON, CW12 4UB	No Objection
5	23/3450D	Discharge of Condition 12 on approval 16/2189C	Land West Of, PADGBURY LANE, CONGLETON	Noted that the travel plan was totally inadequate
6*	23/3495C	Change of use from shop (Class E) to cocktail / wine bar serving food	6-12, LITTLE STREET, CONGLETON, CHESHIRE, CW12 1AR	No Objection
7*	23/3496C	Listed building consent for change of use from shop	6-12, LITTLE STREET, CONGLETON, CHESHIRE, CW12 1AR	No Objection
8	23/3506C	Proposed Dwelling.	Grange Cottage, 150, CANAL ROAD, CONGLETON, CW12 3AT	<p>Objection on the grounds of –</p> <ul style="list-style-type: none"> • Layout and density of proposed development • Inadequate space for parking • Width of road is not adequate • More risk with increase of vehicle movements • No actual turning point • Access and egress issues onto canal road with highway safety issues

				with large vehicles having to reverse out
9	23/3518T		25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT	No Objection
10	23/3534T	Oak tree sited in front garden - requires trimming - 25% reduction	27, WOBURN DRIVE, CONGLETON, CW12 3SS	No Objection
11	23/3535T	T1 Cherry - fell..	23, PARK LANE, CONGLETON, CW12 3DG	Objection to cutting down tree, should be trimmed instead as within the conservation area
12*	23/3543D	Discharge of Conditions 6, 8 & 10 on 18/6255C	Land Off, THE MOORINGS, CONGLETON	No Objection
13*	23/3544D	Discharge of conditions 13, 14 & 27 on application 13/3517C:	LAND WEST OF GOLDFINCH CLOSE, CONGLETON, CHESHIRE	No Objection
14*	23/3558C	Proposed single storey rear and side extension.	39, THAMES CLOSE, CONGLETON, CW12 3RL	No Objection
15*	23/3562C	Single storey rear extension, first floor alterations to rear and new front porch.	43, THE PARKLANDS, CONGLETON, CHESHIRE, CW12 3DS	No Objection
16	23/3572T	Removal of two conifers, which have grown extremely tall and are in very close proximity to the house	75, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	No objection but replace with 6 native trees in the garden if possible. Any that can't fit into the garden should be donated to Trees for Congleton Congleton Town Council 01260 270350
17	23/3597D	Discharge of conditions 5 & 6 on application 22/2417C:	35-37, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AX	No Objection
18*	23/3608C	Non-Material amendment to approval 20/5760C for Permission in	Land Off Back Lane, BACK LANE, CONGLETON	No Objection

		principle/technical details consent.		
19*	<u>23/3614D</u>	Discharge of condition 6 on approval 22/2469C:	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD	No Objection
20	<u>23/3697C</u>	The works will cover: a new intake structure on the south bank of the River Dane edge of Congleton Park.	Eastern bank of the River Dane adjacent to Congleton Park Weir	No Objection – on the basis that felled trees in the 2 groups are replaced on a 3 to 1 basis . Any that can't fit into the area should be donated to Trees for Congleton Congleton Town Council 01260 270350 Also the visual and heritage impact needs to be considered (Garden Trust)
21	<u>23/3700C</u>	Prior approval of larger home extension	34, BACK LANE, CONGLETON, CW12 4PY	No Objection
22	<u>23/3374C</u>	Change of use of building into an independent low carbon dwelling.	Oak Cottage, MOSS LANE, EATON, CW12 2NA	Objection as this is a retrospective application. It's in open countryside on a very quiet lane which is not adequate for vehicles thus becoming unsafe for residents
23*	<u>23/3818C</u>	Single storey rear extension	12, MEADOW AVENUE, CONGLETON, CW12 4BX	No Objection
24	<u>23/3829C</u>	Single and two storey extensions including internal alterations	12, HEATH ROAD, CONGLETON, CW12 4LF	No Objection
25*	<u>23/3833C</u>	Certificate of lawful proposed development for garage conversion adding a window to the side elevation.	123, KESTREL CLOSE, CONGLETON, CW12 3QX	No Objection
26	<u>23/3842C</u>	Alterations to Listed Building to form new salon	52, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1BA	No Objection
27*	<u>23/3866C</u>	Variation of conditions 2, 4, 8 & 11 - plans and discharge conditions	SIDARN, ASTBURY STREET, CONGLETON, CW12 4EQ	No Objection

		6 & 10 on approval 23/2584C.		
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