

MINUTES of the Planning Committee meeting held on the
18th January 2024

Please note – These are draft minutes and will not be ratified until the next meeting of the Council.

In attendance:

<u>Committee Members: Councillors</u>	Amanda Martin (Chair) Robert Brittain (Vice Chair) Robert Douglas Suzy Firkin
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Ex Officio	Rob Moreton (Mayor) Kay Wesley (Deputy Mayor)
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Congleton Town Council Officer – David McGifford Chief Officer

0 Members of the press

0 Members of public

1. Apologies for Absence

Were received from Cllrs Suzie Akers Smith, David Brown, Charles Booth

2. Minutes of Previous Meetings

PLN/29/2324 resolved to approve the minutes of the [Planning Committee held on the 21st December 2023](#)

3. Declarations of Disclosable Pecuniary Interest

Cllr Rob Moreton declared an interest in matters relating to Cheshire East Council and Cllr Kay Wesley declared a non-pecuniary interest in planning applications 23/4830C & 23/4831C

4. Outstanding Actions

None

5. Questions from Members of the Public Maximum 15 Minutes

There were no questions from members of the public

6. Urgent Items

No urgent items received

7. Planning Enforcement

To receive any updates on enforcement matters

7.9.23 Astbury Place /Congleton Park Bridge Section 106

E Mail received from David Malcolm advising that there are still a number of unknowns with the bridge /s106 not least of which is the latest position from the developer. Currently not in a position to give any degree of certainty to ward members or town councillors on the current situation. Is chasing a meeting with the developer asap and re-engage with our legal team to resolve the current impasse.

8. Planning Applications Section 1

To note or comment as appropriate on planning applications lodged with Cheshire East Council. Section 1 is for members of the public who wish to comment about specific applications at the meeting.

None

9. Neighbourhood Plan

Councillors noted the report and commented about the following:-

- Requested that the use of acronyms is minimised
- Copy of policy comments to be sent to cllrs Martin, Firkin and Wesley
- Chief Officer to clarify if the N Plan referendum will still be financed by Cheshire East Council and if not what would the indicative costs be

10. Planning Appeals

Councillors noted that the following appeals were in progress but chose not to make comment .

- 21/0226C
- 23/2810C

11 Licensing Applications

None .

12. Planning Applications Section 2

PLN/29/2324 resolved to remove the stars from applications 1,3 and 10 agreed that all remaining starred items are noted as no objection

Planning committee decisions 18.1. 2024 Lists 4.12/11.12/18.12/25.12/1.1/8.11/15.1

1	23/4533C	Proposed Industrial Units.	Radnor Park, GREENFIELD ROAD, CW12 4TW	Objection on grounds of insufficient information on - impact on the ancient woodland and insufficient information on surface water drainage
2	23/4609C	Signage replacement	18, BRIDGE STREET, CW12 1AS	NO OBJECTION
3	23/4767C	Proposed internal alterations & extension to existing balcony.	15, SUSSEX PLACE, CW12 1PD	NO OBJECTION
4*	23/4769C	Certificate of lawful development for proposed single storey rear extension.	44, PARK ROAD, CW12 1DP	NO OBJECTION
5	23/4791C	Certificate of existing use for construction and use of the building shown on Drawing 002 as a single dwellinghouse.	CROSSLEY STABLES, Crossley Stud Farm, BUXTON ROAD, CW12 2PN	NO OBJECTION
6*	23/4794D	Discharge of condition 21 in existing permission 20/4784C;.	40, CROSS LANE, CW12 3JX	NO OBJECTION
7*	23/4795C	Variation of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 ,15 & 27 on 20/4784C	40, CROSS LANE, CONGLETON, CW12 3JX	NO OBJECTION
8	23/4809C	Construction of 6No. self-contained 1-bedroom apartments (Use Class C2) with associated parking and landscaping	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ	Objection – - Insufficient parking -Proximity to houses behind -Impact on street scene -Loss of a significant tree -Overdevelopment of the site

9	<u>23/4810</u>	Retrospective application for Change of Use from C3b to C2 to provide 9no. bedrooms with 9no. dedicated bathrooms (8 en-suite) plus communal and staff areas, associated parking and landscaping	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ	Objection – Insufficient parking in the context in which the building is set
10	<u>23/4830C</u>	Change of Use from electrical supply store E(a) to cafe E(b) and provision of rentable studio spaces for a private medical clinic E(e)	Cheshire Electrical Supplies, THE MEADOWS, CONGLETON, CW12 1DN	NO OBJECTION
11*	<u>23/4831C</u>	Advertisement Consent for associated new entrance sign and additional sign to side elevation	Cheshire Electrical Supplies, THE MEADOWS, CONGLETON, CW12 1DN	NO OBJECTION
12*	<u>24/0068C</u>	The proposal involves the construction of a single storey extension to the rear of the property.	9, STANLEY CLOSE, CONGLETON, CW12 2QQ	NO OBJECTION
13*	<u>24/0081C</u>	Proposed ground & first floor side extension	9, Mere View, NEWCASTLE ROAD, ASTBURY, CW12 4XW	NO OBJECTION
14*	<u>24/0120C</u>	Non Material Amendment to approved application	Land West Of, PADGBURY LANE, CONGLETON	NO OBJECTION