

22nd December 2023

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 21st December 2023

In attendance:

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

Ex Officio Kay Wesley (Deputy Mayor)

Non-Committee members: Heather Seddon, Glen Williams

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, Charles Booth, Dawn Allen, Rob Moreton (Mayor)

2. Minutes of Previous Meetings

PLN/26/2324 Resolved to approve and sign the [minutes of the Planning Committee meeting held on the 16th November 2023](#)

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: David Brown, Heather Seddon and

4. Outstanding Actions

None – Noted the David Malcolm has not responded to a proposed meeting in relation to Astbury Bridge

5. Questions from members of the public

None

6. Urgent Items

It was requested that it was noted that the new TMC premises in the Town are a wonderful addition to the Town Centre in terms of its design and job opportunities

7. Planning Enforcement

None

8. Planning Applications Section 1

None

9. Neighbourhood Plan

A verbal update was received from the Chief Officer – report / update from Urban Imprint to be sent to councillors

10. Planning Appeals

None

11. Licensing Applications

To note or comment as appropriate on Licensing Applications lodged with Cheshire East Council.
None

12. Cheshire East Council Consultation responses

To approve the proposed responses to the Cheshire East Councils

13.1 Final Draft Developer Contributions Supplementary Planning Document (DC SPD)

13.2 Final Draft Environmental Protection Supplementary Planning Document (EP SPD)

PLN/27/2324 Resolved to agree that there was no need for further comment on 13.1 and 13.2

13. Planning Applications Section 2

PLN/28/2324 Resolved to Agree that stars on application 4-8-10-12 be removed and the remaining starred items are noted as no objection.

Planning applications from WC 13, 20,27 Nov & 4 Dec

1*	23/4078C	New stretch tent to external area to the rear of the premises.	30- 34, LAWTON STREET, CW12 1RS	No Objection
2*	23/4231D	Discharge of conditions 5 and 16 on application 17/2235C: Conversion of a redundant barn into a dwelling along with the erection of 2No. new dwellings	Lambrigg, 80, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	No Objection

3	23/4240T	Tree 1 is a ash tree- the work to carry out on the tree is a pollard down the main stem tree 2 is a oak and the customer wants 3-4 branches that overhang there garden to be removed	1, ANNAN CLOSE, CONGLETON, CHESHIRE, CW12 3RZ	Objection as insufficient information and requires consultation with canal and riverside trust
4	23/4293C	To remove a side 1.86m high brick wall, small trees/hedge/plants and replace with 2m high timber fence with new beech/hawthorn hedge in front	20, BRIDGEWATER CLOSE, CONGLETON, CHESHIRE, CW12 3TS	Not discussed by CTC as the decision was made before our meeting and the original decision date as notified by CEC
5*	23/4297C	Change of use to section of existing warehouse into gymnasium. (Class B8 to E)	Radnor Park, GREENFIELD ROAD, CONGLETON, CW12 4TW	No Objection
6	23/4299C	Proposed access gate to existing field.	The Robin Hood, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PE	Objection as no change of use proposed and no justification for the gate and loss of hedgerow
7*	23/4314D	Discharge of Conditions 3, 6, 7, 9, 12, 13 and 16 on approval 22/1340C: Construction of 3 no. dwellings and associated works	Craig House, READES LANE, CONGLETON, CW12 3LL	No Objection
8	23/4323C	Proposed single storey side extension, proposed single storey glazed lean-to to rear and elevational alterations. DECISION MADE	14, PIRIE ROAD, CONGLETON, CW12 2EE	Not discussed by CTC as the decision was made before our meeting and the original decision date as notified by CEC
9	23/4370T	T1 Cherry, T2 Conifer, T3 Conifer, T4 Cherry, T5 Holly, T6 Goat Willow and T7 Multi-Stem Holly (Fell). T8 Crown raise to approx 3m AGL. G1, Laurel and	Bradshaw House, 21, LAWTON STREET, CONGLETON, CW12 1RU	Objection as insufficient information provided – no consideration for re planting and no expert opinion f
10	23/4386C	Variation of condition 2 of existing permission 22/2469C; Replacement dwelling (From four	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD	Not discussed by CTC as the decision was made before our meeting and the original decision date as notified by CEC
11	23/4429C	Erection of L-shaped stable building	Land west of Stone Cottage, MIDDLE LANE, CONGLETON, CW12 3PU	Objection to this application until enforcement requirements from CEC are met . Hardcore is not a suitable surface for horses
12	23/4438C	Proposed front porch and remove existing front	43, DALE CRESCENT,	Not discussed by CTC as the decision was made before our

		gate and opening built up in stone	CONGLETON, CW12 3ER	meeting and the original decision date as notified by CEC
13	23/4455C	Demolition of a detached garage and the construction of two 1-bedroom Hats.	Land to the West of, ELIZABETH STREET, CONGLETON, CW12 4DJ	Objection due to lack of privacy with 2 storey building , cramped development and lack of amenity space
14	23/4465C	Variation of condition 2 on application 17/2235C - Conversion of a redundant barn into a dwelling along with the erection of 2No. new dwellings	Land to the rear of 80, BUXTON ROAD, CHESHIRE, CW12 2DY	No objection
15*	23/4483C	We propose removing the garage door and replacing with a window, approximately 1550 x 1000mm in size. The bricks around the window will match the existing brick for consistency.	21, FORGE LANE, CONGLETON, CW12 4HF	No Objection
16*	23/4501C	Proposed First Floor rear extension over existing Hat roof to plot 03	The Robin Hood, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PE	No Objection
17	23/4519C	Two storey rear extension, front and rear dormers, and demolition of existing conservatory.	16, THREE FIELDS CLOSE, CONGLETON, CHESHIRE, CW12 4PU	No Objection
18	23/4598C	Proposed double side extension which continues over the existing kitchen to the rear in addition to a single inJBI extension to the rear elevation and various internal alterations	57, LEEK ROAD, CONGLETON, CW12 3HX	Objection Proximity of the extension to the neighbouring property creating future restricted access issues for maintenance works