



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 11th January 2024

Dear Councillor

Planning Committee Meeting – Thursday 18th of January 2024

You are summoned to attend a meeting of the Planning Committee on **Thursday 18th January 2024** 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 [Planning Committee held on the 21st December 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.

None

5. Questions from Members of the Public Maximum 15 Minutes

A maximum of 5 minutes is allowed for each application/subject.

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 Enforcement

To receive any updates on enforcement matters

7.9.23 Astbury Place /Congleton Park Bridge Section 106
No response to the request from CEC Head of Planning to update the committee.

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.

9. Neighbourhood Plan (Enclosed)

To receive an update on the progress of the Neighbourhood Plan

10. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Council.

11. Licensing Applications

To note or comment as appropriate on Licensing Applications lodged with Cheshire East Council.

12. Planning Applications Section 2 (Enclosed)

To note or comment as appropriate on planning applications lodged with Cheshire East Council.

To: Planning Committee Members

Cllrs: **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.

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	1, ANNAN CLOSE, CONGLETON,	

		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	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 gate and opening built up in stone	43, DALE CRESCENT, CONGLETON, CW12 3ER	Not discussed by CTC as the decision was made before our 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 flats.	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 flat 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 infill 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

**CONGLETON TOWN COUNCIL
COMMITTEE REPORTS AND UPDATES**

COMMITTEE:	Planning		
MEETING DATE AND TIME	18.1.24	LOCATION	Town Hall
REPORT FROM	Chief Officer		
AGENDA ITEM REPORT TITLE	Agenda item 9 Congleton Neighbourhood Plan (CNP) update		
Update	<p>Progress is still being made by Urban Imprint on the development of our Neighbourhood Plan -The proposed next stages are as follows</p> <ul style="list-style-type: none"> • Members of the CNP Development Group to respond to draft Policy headings on the 12th January 2024 (Appendix 1 for information) document • Urban Imprint to complete the first detail behind the policy headings by the end of February 2024. • Meeting at the start of March with the CNP Development Group to sign off the policies • Urban Imprint will prepare the final version of the CNP ready for consultation. • Initial review of proposed consultation document CNP Development Group when ready • Sign off target date March 21st the Planning Committee • Agree Regulation 14 consultation process and objectives by March 21st Planning Committee • Proposed Regulation 14 public consultation to start in early April 2024. 		
Members of the CNP Development Group	<p>Councillors Amanda Martin, David Brown, Suzy Firkin, Sally Ann Holland, Heather Pearce, Liz Wardlaw, Kay Wesley</p> <p>Officers David McGifford, Jackie Macarthur</p> <p>When the consultation phase starts it would be helpful to have volunteers to help as we need to generate as many responses as we can. Having a more detailed understanding of the plan and the consultation process is useful and those interested would find it valuable to be involved in the CNP Development Group.</p> <p>Please contact the Chief Officer if interested</p>		
PROPOSALS	To note this update		

OUTLINE LIST OF POLICIES December 2023		
Policy topic and section	One line outline	Notes
Strategic policies		
1 Sustainable development in Congleton	Overarching policy setting out commitment to climate change adaptation and the environment	
2 Congleton for everyone	Inclusive development that functions well, focus on and recognition of aging population e.g. lifetime homes, sensitive uses beside existing retirement complexes, encouraging retirement living in certain locations	
DEVELOPMENT STRATEGY		
3 Congleton town	Brownfield first infill, windfall and PDL	
4 Conversions and extensions	Support for conversion, extension and re-use - including upper floors	
4A Aspiration - Congleton's Market Quarter	Support for public realm improvements	Will need a map
5 Timbersbrook village	Defining where limited infilling in the Green Belt could take place	Meeting needed with Timbersbrook residents to check purpose of policy
TOWN CENTRE & RETAIL		
6 Congleton Town Centre	Public realm, focus for retail development, mixed use, character areas	
7 Tourism and leisure in the Town Centre	Large tourism, evening economy, focused on key streets	
8 Leisure development outside of the town centre	Support for small scale leisure and tourism development throughout plan area	
9 Local retail hierarchy	How ties into hierarchy and identification of two local centres (Lower Heath, Buglawton)	
COMMUNITY WELLBEING		
10 Walking and cycling strategy	Tied into key document for walking and cycling	
10A Aspiration - Public transport	Setting out Town Council's commitment to working with developers and providers to improve services	
11 Local ecological network	Tied into work by the CWT	Supported by CWT maps
12 Local green spaces	Provide list of local spaces to be protect and then policy for protection - including any particular key habitats (Moss Rooms)	Will need a list and map
13 Accessibility to health and wellbeing	Supports access to healthcare and access for all to public spaces	
14 Education development	Supports new education subject to criteria	
15 Key community assets	Identifies a list of key community asset for the operation of Local Plan policies	Will need a list and map
LANDSCAPE AND TOWNSCAPE		
16 Congleton's unique character	Ties in the Congleton design guide to decision making (materials, vernacular)	
17 Non-designated heritage assets	Identifies a list of non-designated heritage assets (including acknowledgement of those at risk)	Will need a list and map
18 Congleton's landscape character	Ties in the landscape character assessment	
19 Design for small scale residential development	Specific guidance for small scale residential schemes	
20 Design at the settlement edge	Specific guidance for design at edge of settlement or edge of river valley	Any key areas of concern or relevance to this policy?
21 Views, vistas and gateways	Identifies key landmarks, views, vistas and the gateways (to enhance tree lined approaches)	To be based on evidence base work
22 Biodiversity net gain offset sites	Identifies parcels of land where the Town Council can implement biodiversity offset to ensure BNG is kept within the town and parish	Any specific sites where this could be undertaken? Ideally Town Council owned. Will need a map
22A Aspiration - Tree protection and planting	Any specific trees that make a contribution to the street (e.g. in town centre or other built up area?), areas where new tree planting is encouraged, access to nature	Any specific sites or areas where tree planting should be encouraged? Will need a map
SITE ALLOCATIONS		
23 Three allocations - Bridestones II, Fairground, Back Park Street	Key boundary and specific design guidance for these site - including mix of uses specified	Draft map of site boundaries provided for group to comment on
24 Congleton railway station (possible allocation)	Allocation for parking and identification for environmental improvements - public realm, wayfinding, links	Draft map of site boundary provided for group to comment on

Planning meeting 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
2*	23/4609C	- Replace 1no. Projecting signage with new 500mm. - Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 290mm logo height. - Replace 1no. ATM surround and decals with new. - Replace statutory signage with new to right window. - Add new safety manifestation.	18, BRIDGE STREET, CW12 1AS
3*	23/4767C	Proposed internal alterations & extension to existing balcony.	15, SUSSEX PLACE, CW12 1PD
4*	23/4769C	Certificate of lawful development for proposed single storey rear extension.	44, PARK ROAD, CW12 1DP
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
6*	23/4794D	Discharge of condition 21 in existing permission 20/4784C; Amendments to existing house and construction of new garage, conversion and extension of outbuilding to form dwelling along with construction of new garage, and construction of 3 new build detached properties within the grounds with associated detached garages.	40, CROSS LANE, CW12 3JX
7*	23/4795C	Variation of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 ,15 & 27 on 20/4784C - Amendments to existing house and construction of new garage, conversion and extension of outbuilding to form dwelling along with construction of new garage, and construction of 3 new build detached properties within the grounds with associated detached garages.	40, CROSS LANE, CONGLETON, CW12 3JX
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
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
10*	23/4830C	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
11*	23/4831C	Advertisement Consent for associated new entrance sign and additional sign to side elevation	Cheshire Electrical

			Supplies, THE MEADOWS, CONGLETON, CW12 1DN
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
13*	<u>24/0081C</u>	Proposed ground & first floor side extension	9, Mere View, NEWCASTLE ROAD, ASTBURY, CW12 4XW
14*	<u>24/0120C</u>	Non Material Amendment to approved application 17/3258C: Reserved matters application for appearance, landscaping, layout and scale following outline permission 13/4216C, and subsequent variation of condition application 16/2189C	Land West Of, PADGBURY LANE, CONGLETON