

## **MINUTES of the Planning Committee meeting held on 15.2.24**

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

In attendance:

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

Congleton Town Council Officer – David McGifford Chief Officer

0 Members of the press

4 Members of public

### **1. Apologies for Absence**

Apologies for absence were received from Cllrs Rob Moreton (Mayor) Kay Wesley (Deputy Mayor)

### **2. Minutes of Previous Meetings**

PLN/ 30/2324 Resolved to approve the [planning meeting minutes of the 18<sup>th</sup> of January 2023](#).

### **3. Declarations of Disclosable Pecuniary Interest**

Cllr Robert Douglas declared a Pecuniary Interest in item 15

### **4. Outstanding Actions**

None

### **5. Questions from Members of the Public Maximum 15 Minutes**

None

### **6. Urgent Items**

Cllr Amanda Martin advised that there was a consultation on CEC on Permitted Development Rights  
Cllr Firkin advised there was a CEC consultation on the Crossings Strategy

### **7. Planning Enforcement**

#### **7.1 Astbury Place / Congleton Park Section 106**

Awaiting CEC Head of Planning to meet with Morris Homes to enable an update for 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. The minutes will be in the Planning list item 12

## 9. Neighbourhood Plan

**PLN/31/2324 Resolved** to receive an update on the progress of the Neighbourhood Plan as per the report.

## 10. Planning Appeals

There were no planning appeals.

## 11. Licensing Applications

There were no licensing application

## 12. Planning Applications Section 2

**PLN/32/2324 Resolved** to remove the star from item 7 and noted that all starred applications would be noted has no objection

### PLANNING LISTS WC 8.1 /15.1/ 22.1/ 29.1

1*	24/0098D	Discharge of conditions 4 & 5 on approval 23/0922C.	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	NO OBJECTION
2	24/0127C	Proposed new dwelling - Detached house, 4 bedrooms (Renewal of consent ref 20/5254C).	LAND ADJACENT TO 112, BROADHURST LANE, CONGLETON	NO OBJECTION Request that any trees or hedges lost through are replaced
3*	24/0147C	Non-material amendment to approval 19/0555C for Variation of condition 1 on application 16/6113C.	North and South entrance, A34 Manchester Road at BIGGS WAY, CONGLETON	NO OBJECTION
4*	24/0200C	DEMOLITION OF EXISITNG CONSERVATORY & CONSTRUCTION OF PROPOSED SINGLE STOREY REAR EXTENSION	12, HAMPSHIRE CLOSE, CONGLETON, CW12 1SF	NO OBJECTION

5	24/0249T	We are planning to do a crown lift by 6 meter from ground clearance and removal of deadwood in the tree.	Oak Lodge, MANOR HOUSE LANE, CONGLETON, CW12 4AZ	NO OBJECTION
6	24/0270C	Construction of community café (Use Class E(b)) and associated external works.	Vacant Land at Penrith Court, Congleton	<b>Objection</b> Overdevelopment of the road Not in keeping with the area Road safety as insufficient parking Will block the turning circle Noise and disturbance No seating Does not conform to CEC Design Code  We note that this proposal potentially could be a planned route through to the development of a dwelling which has already been rejected
7	24/0288C	Certificate of Lawful development: Construction of new low level wall in brick and planting of hedge behind to the perimeter of applicant's land on Penrith Court	VACANT LAND AT PENRITH COURT, CONGLETON, CW12 4JF	<b>Objection</b> Not in keeping with the ambience and streetscape of the area Undermines the community use of the amenity / space which was part of the overall original development
8*	24/0303C	Certificate of lawful proposed use for the installation of two new ground floor windows to the side elevation of the stated property	4, KESTREL CLOSE, CONGLETON, CHESHIRE, CW12 3FA	NO OBJECTION
9*	24/0342C	Replacement of existing splayed bay with new bay and new porch to front elevation.	52, EDINBURGH ROAD, CONGLETON, CW12 3EU	NO OBJECTION
10	24/0390C	Outline application for two dwellings	Forge House, FORGE LANE, CONGLETON, CW12 4HF	NO OBJECTION but concerns raised about highways access

11 ★	24/0401D	Discharge of conditions 10 and 11 on application.	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	NO OBJECTION
12 ★	24/0415D	Demolition of the existing building and an outline planning application with all matters reserved except for .	Radnor Park Industrial Estate, BACK LANE, CONGLETON	NO OBJECTION
13	<u>24/0467T</u>	WORKS TO TREES IN CONSERVATION AREA Removal of Ash tree due to Ash die back Also hedge cutting and removal of ivy on the trees in the same area	Howey House, 2, HOWEY LANE, CONGLETON, CW12 4AE	<b>Objection</b> As not adequate information with regards to the location of the tree. Applicant should explore the cutting back of the ash tree
14	<u>24/0511C</u>	Erection of a single storey rear and side extension. Erection of a single storey external garden room. Alterations to existing dwelling	THE ROWANS, BUXTON ROAD, CONGLETON, CW12 3PH	NO OBJECTION
15	<u>23/1928W</u>	The extraction of industrial sand, pipeline to transfer minerals to the existing bent farm plant site associated ancillary development, retention of the Bent Farm plant site and pressive restoration	SOMERFORD FARM, HOLMES CHAPEL ROAD, SOMERFORD, CHESHIRE, CW12 4SN	<b>Resolution</b> Congleton Town Council Planning Committee were unable to come to an informed decision as there is no Environment Agency report. We would suggest that CEC defer their decision until they receive the above mentioned report.  <b>General comment</b> Our previous comments on this application remain valid