



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 8<sup>th</sup> February 2024

Dear Councillor

## **Planning Committee Meeting – Thursday 15<sup>th</sup> February 2024**

You are summoned to attend a meeting of the Planning Committee on **Thursday 15<sup>th</sup> February 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 [planning meeting minutes of the 18<sup>th</sup> of January 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.

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.

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

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 follow if applicable)**

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.

**MINUTES of the Planning Committee meeting held on the  
18<sup>th</sup> January 2024**

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)  
Robert Douglas  
Suzy Firkin

Ex Officio                                      Rob Moreton (Mayor)  
Kay Wesley (Deputy Mayor)

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 21<sup>st</sup> 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 starts 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	<b>Objection</b> 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	<b>Objection –</b> - 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	<b>Objection</b> – 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

**CONGLETON TOWN COUNCIL  
COMMITTEE REPORTS AND UPDATES**

<b>COMMITTEE:</b>	Planning		
<b>MEETING DATE AND TIME</b>	15.2.24	<b>LOCATION</b>	Town Hall
<b>REPORT FROM</b>	Chief Officer		
<b>AGENDA ITEM REPORT TITLE</b>	Agenda item 9 Congleton Neighbourhood Plan (CNP) update		
<b>Update</b>	<p>Progress is still being made by Urban Imprint on the development of our Neighbourhood Plan -At a <b>meeting with Urban Imprint 5.2.24</b> we were advised that progress was aligned to the previously proposed next stages, as below</p> <ul style="list-style-type: none"> <li>• <b>Members of the CNP Development Group to respond to draft Policy headings on the 12<sup>th</sup> of January 2024 (Appendix 1 for information) document (completed)</b></li> <li>• Urban Imprint to complete the first detail behind the policy headings by the end of February 2024.</li> <li>• Meeting at the start of March with the CNP Development Group to sign off on the policies.</li> <li>• Urban Imprint will prepare the final version of the CNP ready for consultation.</li> <li>• Initial review of proposed consultation document CNP Development Group when ready.</li> <li>• Sign off target date March 21<sup>st</sup> the Planning Committee</li> <li>• <b>Agree Regulation 14 consultation process and objectives by March 21<sup>st</sup> Planning Committee. Meeting date of working group required before end of February</b></li> <li>• Proposed Regulation 14 public consultation to start in early April 2024.</li> </ul>		
<b>Members of the CNP Development Group</b>	<p><b>Councillors</b> Amanda Martin, David Brown, Suzy Firkin, Sally Ann Holland, Heather Pearce, Liz Wardlaw, Kay Wesley</p> <p><b>Officers</b> 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><b>Please contact the Chief Officer if interested.</b></p>		
<b>PROPOSALS</b>	To note this update		



**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
2	24/0127C	Proposed new dwelling - Detached house, 4 bedrooms (Renewal of consent ref 20/5254C) The site is currently vacant, the last use of the site was agricultural. The land is not known to be contaminated. There is a hedge/tree on the proposed development site.	LAND ADJACENT TO 112, BROADHURST LANE, CONGLETON
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
4*	24/0200C	DEMOLITION OF EXISTING CONSERVATORY & CONSTRUCTION OF PROPOSED SINGLE STOREY REAR EXTENSION	12, HAMPSHIRE CLOSE, CONGLETON, CW12 1SF
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
6	24/0270C	Construction of community café (Use Class E(b)) and associated external works.	Vacant Land at Penrith Court, Congleton
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
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
9*	24/0342C	Replacement of existing splayed bay with new bay and new porch to front elevation.	52, EDINBURGH ROAD, CONGLETON, CW12 3EU
10	24/0390C	Outline application for two dwellings	Forge House, FORGE LANE, CONGLETON, CW12 4HF
11*	24/0401D	Discharge of conditions 10 and 11 on application 21/4051C: Re-plan of plots 143 to 144 and 213 to 216 to allow 7 residential dwellings, garages, driveways, and gardens. Details of highway surfacing and removal of brick piers.	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON
12*	24/0415D	Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed-use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation	Radnor Park Industrial Estate, BACK LANE, CONGLETON

		and enhancements, open spaces and infrastructure.	
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