

CONGLETON TOWN COUNCIL

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

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)
Suzie Akers Smith
Charles Booth
David Brown
Robert Douglas
Suzy Firkin

Ex Officio Kay Wesley (Deputy Mayor)

Non Committee member:

Congleton Town Council 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:

2. Minutes of Previous Meetings

PLN/33/2324 Resolved to approve and [sign the minutes of the Planning Committee meeting held on the 15th of February 2024](#)

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: David Brown matters relating to Cheshire East Council

4. Outstanding Actions

There were no outstanding actions

5. Questions from Members of the Public

There were no questions from members of the public

6. Urgent Items

There were no urgent items

7. Planning Enforcement

7.1 Astbury Place / Congleton Park Section 106

No updates from CEC Head of Planning David Malcolm **Action** Chief Officer to forward last communication to Ward Councillors, Cllr David Brown agreed to lead on this

8. Planning Applications Section 1

There were no applications brought forward

9. Neighbourhood Plan

The Chief Officer advised that the first tranche of policies have been received from Urban Imprint with the rest following week ending 29.4.24. – Officers will

1. Review policies and forward comments to other working group members
2. Generate an initial consultation plan to cover a 6 week period to establish what resource will be required – noted it needed to be target driven in terms of generating responses

10. Planning Appeals

No planning appeals noted

11. Licensing Applications

No licensing applications noted

12. Planning Applications Section 2

PLN/34/2324 Resolved that stars on items 6, 20 and 24 be removed and that remaining applications with stars being noted as no objection

Planning Lists WC 5th Feb, 12th Feb, 19th Feb, 26th Feb, 4th Mar, 12th Mar

1.	23/4163T	Tree works to two beech trees to crown lift to a height of 8 metres that will benefit the lowest branches and prevent future removal	29, NEWCASTLE ROAD, CONGLETON, CW12 4HN	No Objection
2.	24/0390C	Outline application for two dwellings	Forge House, FORGE LANE, CONGLETON, CW12 4HF	No Objection
3*.	24/0394C	Creation of new fire escapes including installation of fire doors, staircase, landing area and emergency pedestrian egress arrangements to Mill Street.	Land immediately adjacent Congleton Mark, Land bound by Princess Street and Mill Street, Congleton, CW12 1AB	No Objection

4*.	24/0401D	Discharge of conditions 10 and 11 on application 21/4051C:	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	No Objection
5*.	24/0401D	Discharge of conditions 10 and 11 on application 21/4051C:	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	No Objection
6.	24/0510C	Variation of Condition 2 on 23/0620C -	Congleton Market Quarter, Land bound by Princess St and Mill St, Congleton, CW12 1AB	No Objection
7.	24/0570C	Erection of a small stable building	Land west of Stone Cottage, MIDDLE LANE, CONGLETON, CW12 3PU	Objection Highways safety, vehicular access. Plans provided do not match design statement
8*.	24/0592D	Discharge of condition 5 on approved application 23/0382C:	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY	No Objection
9.	24/0626C	Proposed 3 bed detached property in the grounds to 106 Broadhurst Lane, Congleton.	106, BROADHURST LANE, CONGLETON, CW12 1LA	No Objection Noted it was not a detached property as proposed
10*.	24/0652D	Discharge of condition 4 on approval 23/0416C:)	74, MANCHESTER ROAD, CONGLETON, CW12 2HT	No Objection
11*.	24/0655D	Discharge of condition 20 on approved application 15/2099C - Demolition of existing building and the development of up to 236 dwellings including access	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	No Objection
12.	24/0659C	Change of Use from 3.no vacant light industrial workshops with flats above to a 10 Bed HMO (Class Sui-Generis) and minor alterations to elevations	5-9, BUXTON ROAD, CONGLETON CW12 2DW	No Objection
13.	24/0756T	T34. Oak. T22 Acacia T23 Silver Birch.	Highway Verge Adjacent 7, THE MOORINGS, CONGLETON	No objection Request replacement hedge to go in and replace any trees that maybe removed on a 3 replacements for every tree lost

14*.	24/0766C	Proposed single storey side extension.	10, WINDSOR PLACE, CONGLETON, CW12 3ET	No Objection
15*.	24/0785C	New bay window with continuation of existing roof to the front facade	3, BRIDGEWATER CLOSE, CONGLETON, CW12 3TS	No Objection
16.	24/0801C	Demolition of existing dwelling and erection of replacement dwelling including detached garage and associated landscaping.	Bullmoor Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PZ	OBJECTION Not in keeping with the surrounding area . New build is bigger - by volume circa 44% and footprint with the inclusion of a garage D Brown Abstained
17*.	24/0850C	Non Material Amendment on application 18/5083C:.	March Cottage, Astbury Lane Ends, Congleton, , CW12 3AY	No Objection
18.	24/0853C	Proposed extension and remodel of existing detached bungalow.	124, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT	No objection – question if Chimney is required in a smoke free zone
19*.	24/0859C	Advertisement Consent for 1no. set of halo illuminated letters mounted on a faux floral panel, 1no. freestanding Car Park entrance sign,	30- 34, LAWTON STREET, CONGLETON, CW12 1RS	No Objection
20.	24/0899C	Removal of condition 6 on application 23/0381C -	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY	No comment

Additional planning list WC 18th March

21.	24/0803C	Listed Building consent for installation of extract for kitchen in staff accommodation as part of building control inspections following works granted in application 21/5767C.	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH	No Objection
22*.	24/1013D	Discharge of condition 6 on application 23/0381C - Internal and external refurbishment of existing public house. and	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY	No Objection
24	24/0938C	Variation of conditions 2 and 4 on application 23/0416C:)	74, MANCHESTER	No Objection

			ROAD, CONGLETON, CW12 2HT	However it seems unwise to put parking spaces under trees – tree roots
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