



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 14<sup>th</sup> March 2024

Dear Councillor

## **Planning Committee Meeting – Thursday 21<sup>st</sup> March 2024**

You are summoned to attend a meeting of the Planning Committee on **Thursday 21<sup>st</sup> March 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 15<sup>th</sup> February 2024](#)

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** (To Follow)

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.

None.

**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 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	24/0511C	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

Planning Lists WC 5<sup>th</sup> Feb, 12<sup>th</sup> Feb, 19<sup>th</sup> Feb, 26<sup>th</sup> Feb, 4<sup>th</sup> Mar, 12<sup>th</sup> Mar

1.	<u>23/4163T</u>	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
2.	<u>24/0390C</u>	Outline application for two dwellings	Forge House, FORGE LANE, CONGLETON, CW12 4HF
3*.	<u>24/0394C</u>	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
4*.	<u>24/0401D</u>	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
5*.	<u>24/0401D</u>	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
6*.	<u>24/0510C</u>	Variation of Condition 2 on 23/0620C - Change of use and refurbishment of existing buildings to create a leisure destination venue including use classes E (a) Retail sale of goods, E (b) Consumption of food and drink on the premises, E (d) Indoor sport/fitness and recreation and E g) (i) Offices. Creation of external food court area and new permanent structures including canopy, food and drink preparation units and outdoor seating. create new window and door openings, creation of new stepped access, public realm, landscaping, servicing and boundary treatments.	Congleton Market Quarter, Land bound by Princess St and Mill St, Congleton, CW12 1AB
7.	<u>24/0570C</u>	Erection of a small stable building	Land west of Stone Cottage, MIDDLE LANE, CONGLETON, CW12 3PU
8*.	<u>24/0592D</u>	Discharge of condition 5 on approved application 23/0382C: Listed building consent for internal and external refurbishment of existing public house. Works include infill of non original first floor void, extension to non-original rear ground floor "service areas", internal remodelling complete with new back-oh-house access stair, decorations, erection of external smoking shelter, installation of self-contained external cold room and freezer room, blocking up of external ground floor staff access door, installation of shelter between new kitchen extension and external chiller rooms. Erection of small pergola between car park and main	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY



		entrance. Raising of existing flat roof by 350mm and construction of 950mm high fence on flat roof to conceal kitchen plant. Reinstatement of one previously blocked-in window at first floor. New timber fence and gate to service yard.	
9.	<u>24/0626C</u>	Proposed 3 bed detached property in the grounds to 106 Broadhurst Lane, Congleton.	106, BROADHURST LANE, CONGLETON, CW12 1LA
10*.	<u>24/0652D</u>	Discharge of condition 4 on approval 23/0416C: External alterations including installation of shopfronts and associated external works to facilitate conversion of offices (Use Class E) to a Class E convenience food store (400 sq.m gross) and 1 No. Class E retail / commercial unit (140 sq.m gross)	74, MANCHESTER ROAD, CONGLETON, CW12 2HT
11*.	<u>24/0655D</u>	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
12.	<u>24/0659C</u>	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
13.	<u>24/0756T</u>	T34. Oak. It is recommended that the northerly lateral canopy of the tree is reduced/tipped back by some 1.5m in length. T22 Acacia. This tree is situated within the neighbouring property. The tree was identified as being in a poor condition at the time of the tree survey. It was subsequently recommended for removal. T23 Silver Birch. This tree is situated to the rear of plots 47-48 & 49-50. The Arboricultural Method Statement (AIA) provides specification for works to the tree in order to facilitate clearance of the adjacent houses. This work has not yet been undertaken, but is still required. The specifications within the AIA state: Silver Birch. Undertake reduction of the southerly (lateral) canopy spread by approximately 2.5m (in length). Also undertake a crown-lift on the southerly canopy of the tree to some 5m above ground level. 12 metre section of poor quality hedgerow. Removal required. Unsure if individual tree specimens are subject to a TPO.	Highway Verge Adjacent 7, THE MOORINGS, CONGLETON
14*.	<u>24/0766C</u>	Proposed single storey side extension.	10, WINDSOR PLACE, CONGLETON, CW12 3ET
15*.	<u>24/0785C</u>	New bay window with continuation of existing roof to the front facade	3, BRIDGEWATER CLOSE, CONGLETON, CW12 3TS
16.	<u>24/0801C</u>	Demolition of existing dwelling and erection of replacement dwelling including detached garage and associated landscaping.	Bullmoor Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PZ

17*.	<u>24/0850C</u>	Non Material Amendment on application 18/5083C: Changes to the drawings of site/block plan as existing/as proposed and the site location plan. To better reflect the true location of boundaries as supplied by the land registry office and the location of the building within that boundary.	March Cottage, Astbury Lane Ends, Congleton, , CW12 3AY
18.	<u>24/0853C</u>	Proposed extension and remodel of existing detached bungalow.	124, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AT
19*.	<u>24/0859C</u>	Advertisement Consent for 1no. set of halo illuminated letters mounted on a faux floral panel, 1no. freestanding Car Park entrance sign, External signwriting to rear, etched decals to front painting of the exterior. glazing and associated lighting including 3no. etched decals	30- 34, LAWTON STREET, CONGLETON, CW12 1RS
20*.	<u>24/0899C</u>	Removal of condition 6 on application 23/0381C - Internal and external refurbishment of existing public house. Works include infill of non original first floor void, extension to non-original rear ground floor "service areas", internal remodelling complete with new back-oh-house access stair, decorations, erection of external smoking shelter, installation of self-contained external cold room and freezer room, blocking up of external ground floor staff access door, installation of shelter between new kitchen extension and external chiller rooms. Erection of small pergola between car park and main entrance. Raising of existing flat roof by 350mm and construction of 950mm high fence on flat roof to conceal kitchen plant. Reinstatement of one previously blocked-in window at first floor. New timber fence and gate to service yard.	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY