



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 25<sup>th</sup> April 2024

Dear Councillor

## **Planning Committee Meeting – Thursday 25<sup>th</sup> April 2024**

You are summoned to attend a meeting of the Planning Committee on **Thursday 25<sup>th</sup> April 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 21<sup>st</sup> March 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 Checklists**

To review planning checklists.

**11. Planning Appeals**

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

**12. Licensing Applications**

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

**The Throstles Nest, 11 Buxton Road, Congleton, CW12 2DW**

**APPLICATION FOR A FULL LICENCE LICENSING ACT 2003**

NOTICE is hereby given that we, Caldmore Taverns Limited have applied on 10th April 2024 to Cheshire East Council in respect of the premises known as The Throstles Nest, 11 Buxton Road, Congleton, CW12 2DW for a full variation to vary the following:

Change the layout of the premises to include the rooftop as part of the licensable area.

**13. 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.

## CONGLETON TOWN COUNCIL

### Minutes of the Planning Committee Meeting held on 21<sup>st</sup> 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 15<sup>th</sup> 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 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.	<a href="#">23/4163T</a>	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.	<a href="#">24/0390C</a>	Outline application for two dwellings	Forge House, FORGE LANE, CONGLETON, CW12 4HF	No Objection
3*.	<a href="#">24/0394C</a>	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*.	<a href="#">24/0401D</a>	Discharge of conditions 10 and 11 on application 21/4051C:	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	No Objection
5*.	<a href="#">24/0401D</a>	Discharge of conditions 10 and 11 on application 21/4051C:	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	No Objection
6.	<a href="#">24/0510C</a>	Variation of Condition 2 on 23/0620C -	Congleton Market Quarter, Land bound by Princess St and Mill St, Congleton, CW12 1AB	No Objection
7.	<a href="#">24/0570C</a>	Erection of a small stable building	Land west of Stone Cottage, MIDDLE LANE, CONGLETON, CW12 3PU	<b>Objection</b> Highways safety, vehicular access. Plans provided do not match design statement
8*.	<a href="#">24/0592D</a>	Discharge of condition 5 on approved application 23/0382C:	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY	No Objection
9.	<a href="#">24/0626C</a>	<b>Proposed 3 bed detached</b> property in the grounds to 106 Broadhurst Lane, Congleton.	106, BROADHURST LANE, CONGLETON, CW12 1LA	No Objection Noted it was <b>not a detached property as proposed</b>
10*.	<a href="#">24/0652D</a>	Discharge of condition 4 on approval 23/0416C:)	74, MANCHESTER ROAD, CONGLETON, CW12 2HT	No Objection
11*.	<a href="#">24/0655D</a>	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.	<a href="#">24/0659C</a>	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.	<a href="#">24/0756T</a>	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*.	<a href="#">24/0766C</a>	Proposed single storey side extension.	10, WINDSOR PLACE, CONGLETON, CW12 3ET	No Objection
15*.	<a href="#">24/0785C</a>	New bay window with continuation of existing roof to the front facade	3, BRIDGEWATER CLOSE, CONGLETON, CW12 3TS	No Objection
16.	<a href="#">24/0801C</a>	Demolition of existing dwelling and erection of replacement dwelling including detached garage and associated landscaping.	Bullmoor Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PZ	<b>OBJECTION</b> 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*.	<a href="#">24/0850C</a>	Non Material Amendment on application 18/5083C:.	March Cottage, Astbury Lane Ends, Congleton, , CW12 3AY	No Objection
18.	<a href="#">24/0853C</a>	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*.	<a href="#">24/0859C</a>	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.	<a href="#">24/0899C</a>	Removal of condition 6 on application 23/0381C -	The Cheshire Tavern, WEST ROAD, CONGLETON, CW12 4EY	No comment

Additional planning list WC 18<sup>th</sup> March

21.	<a href="#">24/0803C</a>	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*.	<a href="#">24/1013D</a>	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	<a href="#">24/0938C</a>	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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Planning List W/C 18<sup>th</sup> Mar, 25<sup>th</sup> Mar, 1<sup>st</sup> Apr, 8<sup>th</sup> Apr, 15<sup>th</sup> Apr.

1.	<u>24/0484C</u>	SINGLE-STOREY REAR EXTENSION FOR DISABLED OCCUPANT, DROPPED KERB AND OFF ROAD	9, EARDLEY CRESCENT, CONGLETON, CW12 1ND
2.	<u>24/1118C</u>	Safeguarding Fencing to School Perimeter	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ
3.	<u>24/1133C</u>	Demolition of existing conservatory and construction of single-storey rear extension and first-floor side extension over existing garage.	30, BROOKLANDS ROAD, CONGLETON, CW12 4LU
4*.	<u>24/1187D</u>	Discharge of conditions 7 and 12 on application 22/2824C: Application for construction of 1no. detached two storey dwelling including formation of new vehicular access onto Leek Road	43, CROSS LANE, CONGLETON, CHESHIRE, CW12 3JX
5.	<u>24/1211C</u>	Redevelopment of the site including the demolition of the current buildings and the construction of a new dwelling with associated landscaping and parking (re-submission of application 21/0226C)	MOSSLEY HOUSE LODGE, BIDDULPH ROAD, CONGLETON, CW12 3LQ
6.	<u>24/1227C</u>	Proposed expansion of leisure destination venue including change of use of land to accommodate adapted shipping container units for mixed use including E (a) retail sale of goods, E (b) consumption of food and drink on the premises, E (c) (ii) professional services, E (c) (iii) other services, E (d) indoor sport/fitness, E (g) (i) offices and B8 ancillary storage. Creation of seated courtyard area with canopies, access, hard and soft landscaping, and boundary treatments	Land bound by Princess St and Mill St, CONGLETON, CHESHIRE, CW12 1AB

7*.	<u>24/1235C</u>	Replacement agricultural building for the storage of Hay, Straw and implements	53, MOSS ROAD, CONGLETON, CW12 3BN
8.	<u>24/1316C</u>	Proposed two story front and side extension and remodelling of existing dormer bungalow.	Colwyn, 218, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4HU
9.	<u>24/1345T</u>	T-1 Beech Crown reduce ponderous lateral limbs over house and garden on the south western and north eastern canopy by 3-4 meters (pic T-1) T-2 Beech Crown reduce western canopy by 2meters, crown raise over garden to 5meters above ground level, crown thin by 20% western side of canopy (pic T-2)	61, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD
10.	<u>24/1355C</u>	Demolition of existing domestic garage and construction of replacement garage.	Land adjacent to 18, MOODY STREET, CONGLETON, CW12 4AP
11*.	<u>24/1370C</u>	Variation of condition 2 (approved plans) on application 18/5083C - Proposed pair of semi-detached houses (2N° dwellings)	MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY  Decision Made/Withdrawn
12*.	<u>24/1330D</u>	Discharge of conditions 6, 7 on approval 22/1216C: Change of use from former Bank to create 2 small HMO's	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN