



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 25th April 2024

Dear Councillor

Planning Committee Meeting – Thursday 25th April 2024

You are summoned to attend a meeting of the Planning Committee on **Thursday 25th 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

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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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 21st 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 (Enclosed)

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 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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CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	25 th April 2024 7.00 pm	LOCATION	Bridestones
REPORT FROM	David McGifford – Cllrs Suzy Firkin		
AGENDA ITEM REPORT TITLE	10 Planning Checklist		
	<p>At the 21st September 2023 Environment Committee an agenda item was discussed which proposed some additions to the checklist available to councillors at Planning Meetings. A number of councils now provide prompts to remind councillors to consider sustainability and biodiversity during deliberations on Planning applications.</p> <p>An example of such a checklist, based on those currently used by a number of other councils was provided to Environment Committee members. Committee members voted on the proposal to provide such a list to the Congleton Town Council Planning Committee. This was vote was passed by the majority, however some additional ideas were suggested.</p> <p>It was requested by the Chair of Planning that the items in the Building Sustainably list be checked to ensure they were all in line with Cheshire East and National Policy. This has now been done and resulted in some slight amendments.</p> <p>In addition it was requested that we create a similar list covering Building Inclusively. This has now also been done and reviewed by the Disability Access Working Group.</p> <p>The completed checklists have now been reformatted and combined with the Material Issues list that is available to all Councillors at a Planning Committee. The document is available for you to consider.</p>		
Financial Considerations	None		
Environmental Considerations	As all Council decisions are now scrutinised for their environmental impact it is appropriate that we ensure that Councillors grow in awareness of the Sustainability considerations involved and their impact on buildings and developments in Congleton.		
Equality Considerations	As all Council decisions are now scrutinised for their equality and inclusivity impacts it is highly desirable that Councillors are encouraged to consider the importance of such factors in buildings and developments within the town.		
Decision Requested	To replace the Material Issues checklist with the new augmented checklist including Sustainability and Inclusivity pages.		

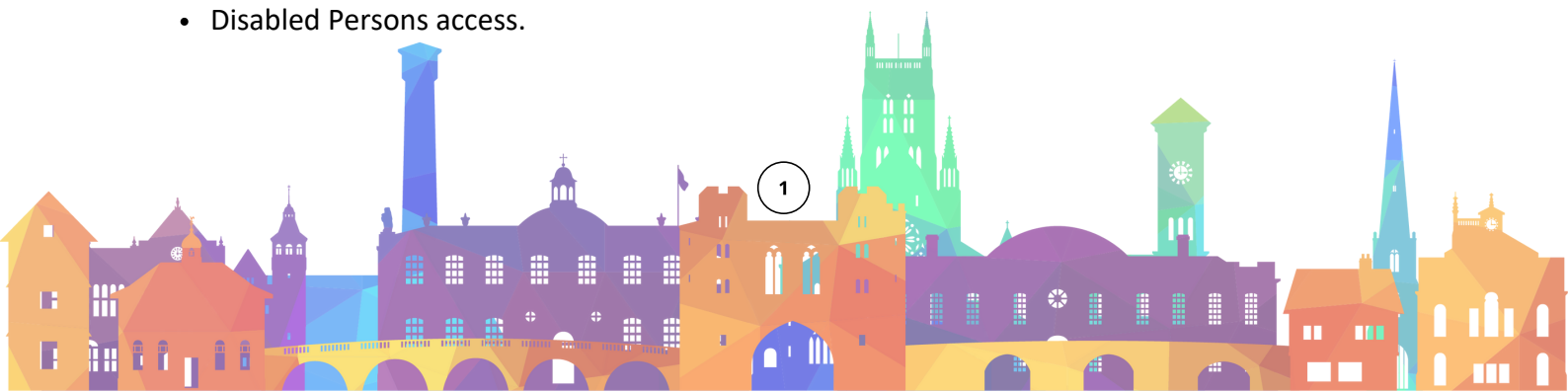
Planning Committee



Congleton
Town Council

When considering planning applications the most common 'material considerations' include the following, the list is not exhaustive:

- Local, strategic, regional and national planning policies.
- Government circulars, orders and statutory instruments.
- Previous planning decisions (including appeal decisions.)
- Design, visual appearance and materials.
- Layout and density of the building.
- Loss of daylight or sunlight.
- Overshadowing/loss of outlook (but not view loss).
- Overlooking/loss of privacy.
- Noise and disturbance from use.
- Smells
- Light Pollution
- Highway and safety issues.
- Traffic generation.
- Vehicular access
- Adequacy of parking.
- Loss of important trees.
- Landscaping.
- Nature conservation.
- Intrusion into the open countryside/green belt.
- Risk of flooding.
- Effect of listed buildings and conservation areas.
- Archaeology
- Hazardous materials and ground contamination.
- Disabled Persons access.





Building Sustainably

When considering any decisions, Town Council Policy is to consider the environmental issues associated with that decision. In context the context of the planning process this checklist provides prompts for councillors to review the sustainability of developments. All points are compatible with National & Cheshire East Policy.

- Does the proposed design aim to minimize energy requirements?
- Is the use of reclaimed or recycled materials apparent in the application?
- Does the application address standards for energy efficiency? For example triple glazing and LED Lighting.
- Are new homes to be fitted with a source of renewable energy?
- Are sites allocated for new housing easily accessible by walking/cycling /public transport?
- Does the application avoid the loss of local nature sites and green spaces?
- Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?
- Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?
- Does the application propose building on a flood plain?
- Does the application include where appropriate water saving measures such as using water butts, toilet flushers that save water and runoff water in concrete areas?
- If it is a community or non-residential building, is it being built as close to net zero as possible?





Building Inclusively

The consideration of equality issues is also Town Council Policy. This checklist has been reviewed in conjunction with Congleton's Equal Advisory Access Group as a prompt for councillors on relevant planning applications.

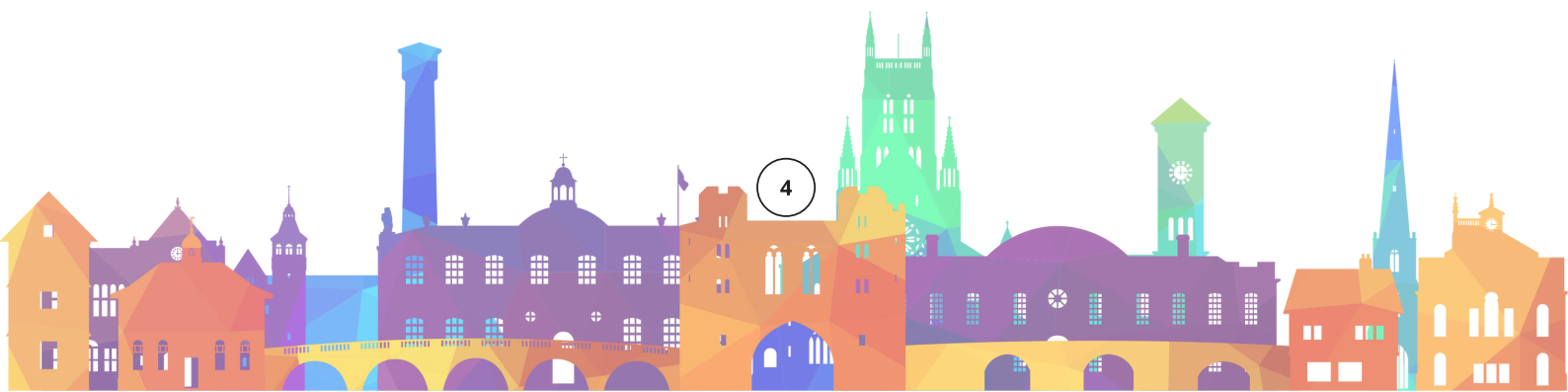
- Does the site have a Travel Plan which meets the standard of the Transport for New Homes framework?
- Is supporting public transport infrastructure appropriately designed – for example, dropped kerbs, wide enough roads, bus stops?
- Are open spaces designed with accessibility and inclusion in mind – for example playgrounds and community open spaces?
- Has appropriate lighting been included to ensure night-time safety?
- Have developers included security measures related to home access – lighting, cameras, locks etc?
- Is any affordable housing component distributed rather than 'ghettoed'?
- Does the development include a community hub or consider access and connection to local community facilities?
- Has multi-generational living been considered? For example sufficient car parking for extended family and level access for those with limited mobility.
- If this is a supported living facility has extra consideration been given to access to transport and community facilities.





Finally a reminder of what cannot be taken into account. Many concerns cannot be addressed through the planning process and these include:

- Loss of view
- Loss of property value
- Breach of restrictive covenant
- Loss of trade to a competitor
- The level of profit a developer might make.
- Personal circumstances of the applicant (in most cases).
- Moral objections e.g. to uses such as amusement arcades and betting offices
- Matters controlled under Building Regulations or other non-planning laws e.g. structural stability, drainage, fire precautions etc
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Problems arising from the construction period of any works e.g. noise, dust, construction vehicles, hours of work etc.
- The development is already completed.



Planning List W/C 18th Mar, 25th Mar, 1st Apr, 8th Apr, 15th 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

Additional Planning List W/C 15th Apr

13*.	<u>24/1427D</u>	Discharge of conditions 4, 6, 7, 8 & 9 on approved application 22/1218C: Listed Building Consent for Change of use from former Bank to create 2 small HMO's,	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN
14.	<u>24/1400C</u>	Lawful Development Certificate for Proposed extension of the existing driveway using permeable subbase and surface materials.	176, BIDDULPH ROAD, CONGLETON, CW12 3LS