



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

Date 23<sup>rd</sup> May 2024

Dear Councillor

## **Planning Committee Meeting – Thursday 30<sup>th</sup> May 2024**

You are summoned to attend a meeting of the Planning Committee on **Thursday 30<sup>th</sup> May 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 25<sup>th</sup> April 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 any amendments to the 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.

**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, Charles Booth, David Brown,  
Robert Douglas, Suzy Firkin, Heather Pearce, Rob Moreton, Liz Wardlaw.

**Ex Officio:** Kay Wesley (Town Mayor) and Robert Brittain (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 25<sup>th</sup> April 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)  
Suzie Akers Smith  
David Brown  
Suzy Firkin

Ex Officio

Non-Committee member:

Congleton Town Council

David McGifford Chief Officer

0 Members of the press

0 Members of public

**1. Apologies for Absence**

There were no apologies for absence:

**2. Minutes of Previous Meetings**

**PLN/35/2324 Resolved** to approve and sign the minutes of the meeting planning meeting on 21<sup>st</sup> February 2024 **subject to the inclusion of the following Planning Appeals :-**

- 23/2810C
- 21/0226C

**3. Declarations of Disclosable Pecuniary Interest**

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: David Brom (NP) 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 received

## **8. Planning Applications Section 1**

There were no applications brought forward to section 1

## **9. Neighbourhood Plan**

The Chief Officer advised that a meeting with Urban Imprint had taken place during the day of this meeting and the outcomes were as follows:

- Officers had provided comments about the 27 policies generated by Urban Imprint, councillors on the working group need to respond by Wednesday 1<sup>st</sup> May 2024
- A draft N Plan will be generated from the policy responses ahead of the Planning Committee on the 30<sup>th</sup> of May.
- Depending on feedback from the working group and the planning committee we would be looking to gain council approval at the next council meeting in June.
- Subject to council approval of both the N Plan and a proposed consultation plan the Regulation 14 consultation could start by the end of June 2024.

## **10. Planning Checklists**

Action – To read and review at the next meeting.

## **11. Planning Appeals**

Planning appeals were in progress for the following applications:-

- 23/2810C
- 22/1134D
- 21/0226C

## **12. Licensing Applications**

**PLN/36/2324 Resolved to** approve the Licensing application for:

Throstles Nest 11 Buxton Road Congleton CW12 2DW

## **13. Planning Applications Section 2**

**PLN/37/2324 Resolved** that stars on items 7 and 11 be removed and that remaining applications with stars being noted as no objection

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.	<a href="#">24/0484C</a>	SINGLE-STOREY REAR EXTENSION FOR	9, EARDLEY CRESCENT,	No Objection
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		DISABLED OCCUPANT, DROPPED KERB AND OFF ROAD	CONGLETON, CW12 1ND	
2.	<a href="#">24/1118C</a>	Safeguarding Fencing to School Perimeter	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ	Objection on the grounds of insufficient information for the council and residents to understand the position of the fence, its purpose and its impact on trees and hedgerows
3.	<a href="#">24/1133C</a>	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	No Objection
4*.	<a href="#">24/1187D</a>	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	No Objection
5.	<a href="#">24/1211C</a>	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	No Objection
6.	<a href="#">24/1227C</a>	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,	Land bound by Princess St and Mill St, CONGLETON, CHESHIRE, CW12 1AB	No Objection

		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		
7.	<a href="#">24/1235C</a>	Replacement agricultural building for the storage of Hay, Straw and implements	53, MOSS ROAD, CONGLETON, CW12 3BN	No Objection
8.	<a href="#">24/1316C</a>	Proposed two story front and side extension and remodelling of existing dormer bungalow.	Colwyn, 218, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4HU	No Objection
9.	<a href="#">24/1345T</a>	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	No Objection
10.	<a href="#">24/1355C</a>	Demolition of existing domestic garage and construction of replacement garage.	Land adjacent to 18, MOODY STREET, CONGLETON, CW12 4AP	Fully support
11.	<a href="#">24/1370C</a>	Variation of condition 2 (approved plans) on	MARCH COTTAGE,	

		application 18/5083C - Proposed pair of semi-detached houses (2N° dwellings)	ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY  Decision Made/Withdrawn	No Comment
12 *.	<a href="#">24/1330D</a>	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	No Objection
13 *.	<a href="#">24/1427D</a>	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	No Objection
14.	<a href="#">24/1400C</a>	Lawful Development Certificate for Proposed extension of the existing driveway using permeable subbase and surface materials.	176, BIDDULPH ROAD, CONGLETON, CW12 3LS	No Comment



**CONGLETON TOWN COUNCIL**

**COMMITTEE REPORTS AND UPDATES**

<b>COMMITTEE:</b>	Planning Committee		
<b>MEETING DATE AND TIME</b>	25 <sup>th</sup> April 2024 7.00 pm	<b>LOCATION</b>	Bridestones
<b>REPORT FROM</b>	David McGifford – Cllrs Suzy Firkin		
<b>AGENDA ITEM</b>	10		
<b>REPORT TITLE</b>	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>		
<b>Financial Considerations</b>	None		
<b>Environmental Considerations</b>	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.		
<b>Equality Considerations</b>	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.		
<b>Decision Requested</b>	To replace the Material Issues checklist with the new augmented checklist including Sustainability and Inclusivity pages.		

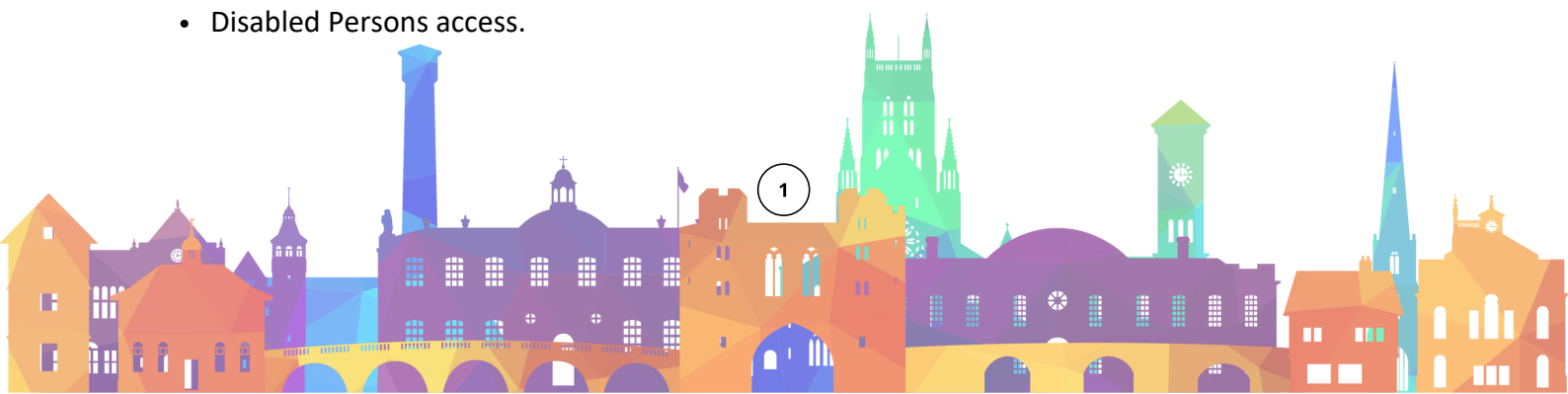
# Planning Committee



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.

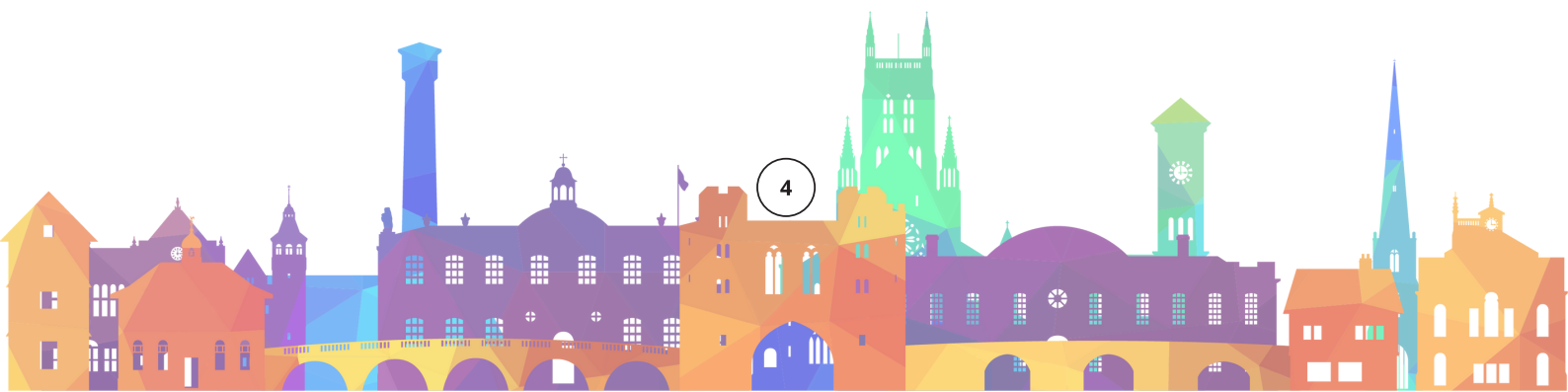
- Does the site have a Travel Plan which meets the standard of the Transport for New Homes framework?
- Is supporting public transport infrastructure appropriately designed – for example, dropped kerbs, wide enough roads, bus stops?
- Are open spaces designed with accessibility and inclusion in mind – 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.



1.	<a href="#"><u>24/0663C</u></a>	Garage conversion	21, FORGE LANE, CONGLETON, CW12 4HF
2*.	<a href="#"><u>24/1132C</u></a>	Construction of a 1m long wall, no higher than 1m and no wider than 300mm, and installation of a Daikin Air-Source Hot water heat pump at the rear of the property.	28, BLOSSOM GATE DRIVE, CONGLETON, CW12 4ZR
3.	<a href="#"><u>24/1181D</u></a>	Discharge of Conditions 6 & 12 on approval 23/4386C for variation of condition 2 on approval 22/2469C for a replacement dwelling	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD
4*.	<a href="#"><u>24/1429C</u></a>	Non-material amendment to application 18/0200C. <b>DECISION MADE</b>	11, BRADWELL GROVE, CONGLETON, CHESHIRE, CW12 3HD
5.	<a href="#"><u>24/1495C</u></a>	Proposed Double Storey Rear Extension, Single Storey front Garage extension & Modernisation to front elevation	30, KENDAL COURT, CONGLETON, CW12 4JN
6.	<a href="#"><u>24/1518C</u></a>	We wish to extend to the side of our house, where the garage is currently located. We will be building a single-storey extension to increase the floor space in our lounge/kitchen dining area.	7, HILLFIELDS CLOSE, CONGLETON, CW12 1NW
7.	<a href="#"><u>24/1558C</u></a>	Listed Building Consent for Proposed new single-storey rear extension to provide improved dental facilities and ancillary spaces. Proposed Internal alterations to improve circulation/access.	Moody Terrace Dental Practice Limited, 17, MOODY STREET, CONGLETON, CW12 4AN
8.	<a href="#"><u>24/1565C</u></a>	Erection of Double Garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP
9.	<a href="#"><u>24/1566C</u></a>	Erection of Double Garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP
10*.	<a href="#"><u>24/1587D</u></a>	Discharge of conditions 3, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18 & 20 on approval 21/4841C.	Former Dane Bridge Mill Site, MILL STREET, CONGLETON
11*.	<a href="#"><u>24/1676C</u></a>	Non-Material Amendment on approval 19/3624C: Minor amendments to the layout to	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD

		accommodate an additional parking space for plot 57 <b>DECISION MADE</b>	
12.	<u>24/1717C</u>	Proposed extension and alterations to existing dwelling.	31, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER
13.	<u>24/1726C</u>	Four advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline. Template for the signs will be in line with Cheshire Easts Council Guidelines	Eaton Bank Roundabout, CONGLETON
14*.	<u>24/1781D</u>	Discharge of conditions 17 (Bin Storage) & 26 (Cycle Storage) on approved application 16/3840C - Full planning permission for development of 83 dwellings including the provision of informal areas of landscaping, off road vehicular parking with vehicular and pedestrian access from Back Lane.	Land North Of Chestnut Drive And West Of, BACK LANE, CONGLETON