



# Congleton Town Council

Historic Market Town

Chief Officer: **David McGifford** CiLCA

27 June 2024

Dear Councillor

## **Planning Committee Meeting – Thursday 4<sup>th</sup> July 2024**

You are summoned to attend a meeting of the Planning Committee on **Thursday 4<sup>th</sup> July 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 30<sup>th</sup> May 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.

LICENSING ACT 2003 NOTICE OF APPLICATION FOR A PREMISES LICENCE

APPLICATION has been made by Aldi Stores Limited to the Licensing Authority of Cheshire East Council for a Premises Licence for the Aldi Store at Viking Way, Congleton. The proposed licensable activity is:

The sale by retail of alcohol for consumption off the premises each day of the week between 06:00 and 00:00

**12. Planning Applications Section 2 (Enclosed)**

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

**To:** Planning Committee Members

**Clrs:** **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 30<sup>th</sup> May 2024

**Please note – These are draft minutes and will not be ratified until the next meeting of the Council.**

In attendance:

<u>Committee Members: Councillors</u>	Amanda Martin (Chair) Robert Brittain (Vice Chair) Heather Pearce Liz Wardlaw
Ex Officio	Kay Wesley Mayor
Congleton Town Council	David McGifford Chief Officer

Members of the press  
Members of public

#### **1. Apologies for Absence**

Were received from Cllrs Suzie Akers Smith, David Brown, Charles Booth, Robert Douglas and Suzy Firkin

#### **2. Minutes of Previous Meetings**

**PLN/01/2425 Resolved** to approve and sign the minutes of the meeting planning meeting on 25<sup>th</sup> April 2024 subject to amending item 10 to state – All Committee Members to have final opportunity to review and comment before a revised version comes back to a future Planning Committee for proposed adoption.

#### **3. Declarations of Disclosable Pecuniary Interest**

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillor Liz Wardlaw on matters relating to Cheshire East Council

#### **4. Outstanding Actions**

None

#### **5. Questions from Members of the Public**

None

#### **6. Urgent Items**

There were no urgent items

## 7. Planning Enforcement

- 7.1 Astbury Place / Congleton Park Section 106 – no further updates received , Cllrs Wardlaw and Brown to continue to question CEC about current status
- To start to review issues relating to trees in estates off Manchester Road
- To review highways improvements on Seddons Estate Canal Road

## 8. Planning Applications Section 1

There were no applications brought forward to section 1

## 9. Neighbourhood Plan

The Chief Officer advised that the policies received from Urban Imprint have been circulated to all members of the Planning Committee and requested that any comments be forwarded to him. The N Plan Development Group will review and incorporate any comments made.

## 10. Planning Checklists

**PLN/02/2425** Resolved to defer the Planning Checklist to another meeting once Cllr Martin and Firkin have met to agree on the details. A meeting is to be arranged by the Chief Officer.

## 11. Planning Appeals

Planning appeals were in progress for the following applications:-

- [22/1134D](#) - Land off, Lamberts Lane, Congleton (Discharge of conditions 5 & 8 on approval 21/4786C)
- [21/0226C](#) - Mossley House Lodge (Redevelopment of the site, including the demolition of the current buildings)

## 12. Licensing Applications

There were no licensing applications.

## 13. Planning Applications Section 2

**PLN/03/2425** Resolved that –

- The star on item 14 be removed
- That all other starred items are recorded as no objection
- Record no comment on any of the applications that had already been decided and no objection to any of the other starred items.

Planning lists W/C 15th, 22nd, 29th April 6th, 13th & 20th May.

1.	<a href="#">24/0663C</a>	Garage conversion	21, FORGE LANE, CONGLETON, CW12 4HF	No objection
2*.	<a href="#">24/1132C</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	No objection
3.	<a href="#">24/1181D</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	No objection
4*.	<a href="#">24/1429C</a>	Non-material amendment to application 18/0200C. <b>DECISION MADE</b>	11, BRADWELL GROVE, CONGLETON, CHESHIRE, CW12 3HD	No Comment
5.	<a href="#">24/1495C</a>	Proposed Double Storey Rear Extension, Single Storey front Garage extension & Modernisation to front elevation	30, KENDAL COURT, CONGLETON, CW12 4JN	No objection
6.	<a href="#">24/1518C</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	No objection

7.	<a href="#">24/1558C</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	No objection
8.	<a href="#">24/1565C</a>	Erection of Double Garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	No objection
9.	<a href="#">24/1566C</a>	Erection of Double Garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	No objection
10*.	<a href="#">24/1587D</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	No objection
11*.	<a href="#">24/1676C</a>	Non-Material Amendment on approval 19/3624C: Minor amendments to the layout to accommodate an additional parking space for plot 57 <b>DECISION MADE</b>	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD	No comment
12.	<a href="#">24/1717C</a>	Proposed extension and alterations to existing dwelling.	31, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER	No objection
13.	<a href="#">24/1726C</a>	Four advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline.	Eaton Bank Roundabout, CONGLETON	<b>Objection</b> Road safety as it is a distraction for drivers and has a recent history of accidents. It is also poorly lit

		Template for the signs will be in line with Cheshire Easts Council Guidelines		
14.	<a href="#">24/1781D</a>	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	<b>Objection</b> Over 50% of the properties do not have garages and therefore do not provide provision for storage of bicycles . A Shared storage facility would be acceptable



1*.	<a href="#">24/1765C</a>	Certificate of proposed lawful development. <b>DECISION MADE</b>	24, DOREEN AVENUE, CONGLETON, CW12 3JE
2	<a href="#">24/1777C</a>	Replacing the front and side hedgerows with fencing to the same height.	9, Linksway, CONGLETON, Congleton, Cheshire East, CW12 3BS
3*.	<a href="#">24/1778D</a>	Discharge of Conditions 4, 6, 9, 10, 12, 13 & 18 on approval 22/0854C	Ladyline Coaches, CROUCH LANE, CONGLETON, CW12 3PT
4	<a href="#">24/1779C</a>	Proposed pair of semi-detached houses (2no. dwellings)	Land Adj (to the west of), MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CHESHIRE
5*.	<a href="#">24/1780D</a>	Discharge of conditions 5, 10 & 15 on approval 20/3974C.	Land West Of, GOLDFINCH CLOSE, CONGLETON
6*.	<a href="#">24/1782D</a>	Discharge of conditions 16 & 24 on approved application 18/2516C: Variation of condition 18 on approval 16/3840C for 83 dwellings	Land west of Back Lane, Land west of Back Lane, Congleton
7	<a href="#">24/1783C</a>	Variation of Condition 2 (approved plans) on approval 22/0854C for proposed demolition of coach depot buildings and the construction of four dwellings with access, parking, landscaping, wildflower meadow and pond	Ladyline Coaches, CROUCH LANE, CONGLETON, CW12 3PT
8	<a href="#">24/1822C</a>	Full planning application for the demolition of certain existing buildings and the erection of a new Clinical Diagnostic Centre (CDC).	Congleton War Memorial Hospital, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AR
9	<a href="#">24/1906C</a>	Change of use to the first floor only from office and restaurant to residential HMO	Office First Floor, The Huub Building, MANCHESTER ROAD, CONGLETON
10	<a href="#">24/2017C</a>	Proposed conversion shop with living quarters above into a single house class C3	66, HAVANNAH STREET, CONGLETON, CW12 2AT
11*.	<a href="#">24/2072C</a>	Proposed internal and external alterations to refurbish property for residential service for individuals with complex mental health needs	Greengables Care Home, 54, SANDBACH ROAD, CONGLETON, CW12 4LW
12*.	<a href="#">24/2073C</a>	Listed Building Consent for proposed internal and external alterations to refurbish property	Greengables Care Home, 54, SANDBACH ROAD, CONGLETON, CW12 4LW
13	<a href="#">24/2078D</a>	Discharge of conditions 5 & 6 on approved application 20/5658C: Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping. <b>DECISION MADE.</b>	Household Waste Recycle Centre, Barn Road, Congleton, CW12 1LJ

14*.	<a href="#">24/2088C</a>	Prior Approval of proposed single storey rear extension	68, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NG
15	<a href="#">24/2116C</a>	Loft conversion including rear dormer and velux windows	19, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF
16*.	<a href="#">24/2124D</a>	Discharge of conditions 3 and 4 on approval 22/0540C	Bradshaw House, 21, LAWTON STREET, CONGLETON, CW12 1RU
17	<a href="#">24/2134T</a>	WORKS TO TREES IN CONSERVATION AREA	61, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD
18	<a href="#">24/2155D</a>	Discharge of conditions 6, 18 & 19 on 18/6250C	Land Off, GOLDFINCH CLOSE, CONGLETON
19	<a href="#">24/2165T</a>	WORKS TO TPO TREES	Clayton Manor, ROOD HILL, CONGLETON, CW12 1YZ
20	<a href="#">24/2179C</a>	first floor extension over the existing single storey side extension to create a further bedroom on the first floor	138, BOUNDARY LANE, CONGLETON, CW12 3JF
21*.	<a href="#">24/2246C</a>	Proposed single storey rear extension.	27, LAMBERTS LANE, CONGLETON, CHESHIRE, CW12 3AU
22	<a href="#">24/2264T</a>	Works to various trees.	Heather Brae Mews, 57, SANDBACH ROAD, CONGLETON, CW12 4LH
23	<a href="#">24/2273C</a>	Dividing the existing plot in two utilising the existing access to serve a new four bedroom property and a new access off Biddulph Road to serve the existing dwelling.	120, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LY
24	<a href="#">24/2285C</a>	Proposed loft conversion and dormer to side elevation.	42, PARK LANE, CONGLETON, CW12 3DG
25	<a href="#">24/2287C</a>	Proposed pitched roof dormer to front elevation	28, Blackshaw Close, Congleton, CW12 3TB