

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 8th August 2024

In attendance:

Committee Members: Councillors Amanda Martin (Chair)
Robert Brittain (Vice Chair)
Charles Booth
David Brown
Suzy Firkin
Heather Pearce
Rob Moreton

Ex Officio Kay Wesley (Mayor)

Congleton Town Council David McGifford (Chief Officer)

Members of the press 0

Members of the public 3

1. Apologies for Absence

Apologies received from Cllr Robert Douglas, Heather Pearce and Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/07/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 4th July 2024

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Cllrs R Moreton and D Brown on matters relating to Cheshire East Council

4. Outstanding Actions

None

5. Questions from Members of the Public

None

6. Urgent Items

None

7. Planning Enforcement

- 7.1 Astbury Place – No further updates

- Congleton Park Section 106 – The Chief Officer advised that a Freedom Of Information request has been made for this information

8. Planning Applications Section 1

Items 5 and 16 were brought forward, comments shown within agenda item 13 comments

9. Public Right of Way Consultation

PLN/08/2425 Resolved to support the proposal

10. Neighbourhood Plan - Re-draft Regulation 14

PLN/09/2425 Resolved to receive the update from the Chief Officer as below

Congleton Neighbourhood Plan

Stages through to Regulation 14 Consultation

Current Version 31.7.2024

Date	Action
16 th August	Responses from Councillors and interest groups in receipt of the draft plan
19 th August	Proposed Active Travel focus group meeting
20 th August	All comments received are to be forwarded to Urban Imprint
23 RD August	Proposed working Group meeting to review and agree on any minor changes and sign off if applicable
	Complete the draft consultation plan and start
5 th September	Receipt of updated document for Planning Committee approval
12 th September	Planning Committee sign off as presented or with noted amendments and draft consultation plan
13 th September	Forwarded to Urban Imprint then onto graphic design
26 th September	Receipt of completed reg 14 plan
3 rd October	Council approval of reg 14 plan and consultation plan
w/c 7 th October	Development of consultation material
14 th October	Launch of Regulation 14 Consultation – 6 weeks
25 th November	Completion of the 6-week consultation period

Note that there is very little contingency in this plan as trying to complete the consultation before December. We could potentially add a week to the targeted date for completion.

11. Planning Appeals

It was noted that there were 3 planning appeals

1. 23/2575C Bullmoor Farm Weathercock Lane
2. 23/2173C The Cheshire Tavern
3. 21/0226C Mossley House Lodge Biddulph Road

12. Licensing Applications

There were no licensing applications

13. Planning Applications Section 2

PLN/10/2425 Resolved to remove the star from item 23 and agreed to have no objection against all other starred applications

Planning lists W/C 17/6 – 22.07

1.	<u>24/1511C</u>	Reserved Matters application for appearance, landscaping, layout & scale following Outline approval 17/1000C	Land Between Manchester Road and GIANTSWOOD LANE, HULME WALFIELD	The Town Council support the views of the Parish Council who are concerned that a combination of movements at this site (especially at peak times) will cause significant traffic and congestion. There is a significant lack of trees and suitable mature planting, especially adjacent to Lomas Way; there is a lack of use of sustainable materials, and the construction materials appear to have an industrial feel rather than a rural feel; a bus stop would be of great value to local residents, but this would need to not block access to the main carriageway. In addition we would like to see the reinstatement of the toucan crossing on Manchester Road
2*.	<u>24/2256C</u>	to remove a non-original stud wall that divides the original first-floor room into two separate bedrooms.	15, MOODY STREET, CONGLETON, CW12 4AN	No Objection
3*.	<u>24/2367C</u>	Reserved Matters Application for electrical substation and associated high-voltage	Land to the north of the existing Radnor Park Trading Estate and to the east of Back Lane, Congleton	No Objection
4.	<u>24/2394T</u>	Cut back from Lamppost to clear by 2mx 1 lime tree at site & Remove epicormics at base of tree to 3m to clear for inspection out of lift and to clear FP	FOOTPATH BETWEEN BLACKSHAW CLOSE AND MINTON CLOSE, CONGLETON	No Objection
5.	<u>24/2497C</u>	Demolition of existing buildings and regeneration of site to provide a care home,	John Morley Importers Limited, MORLEY DRIVE, CONGLETON, CW12 3LF	No Objection subject to 1 the open space being drained and a play area being provided 2. At Morley Drive the road needs to

		53 retirement living apartments and 14 houses		be made good and footbridge needs to be provided to provide separation between people and vehicles 3. Affordable housing has not been included and it needs to be 4.Reduced speed limit to 10 mph on Morley Drive 5. Enforce weight limit of 3.5 tonnes with an exemption for emergency vehicles 6.Provision of proper delineation between vehicles and pedestrians on Morley Drive itself
6.	<u>24/2505C</u>	Demolition of existing garage & outbuilding, new side and rear two-storey extension	16 , Blythe Avenue, Congleton, Cheshire East, CW12 4LQ	No Objection but noted that neighbours should try and resolve the differences they have
7*.	<u>24/2530C</u>	Certificate of lawful proposed development of rear single-storey domestic extension	31, CROSS LANE, CONGLETON, CW12 3JX	No Objection
8*.	<u>24/2533D</u>	Discharge of Conditions 3, 4, 5 & 12 on 18/5440C –	Land At, Forge Lane, Congleton.	No Objection
9.	<u>24/2536C</u>	Permission in principle for erection of up to a maximum of 4 dwellings	Land to Rear of ELM ROAD, CONGLETON, CHESHIRE, CW12 4PR	No Objection
10.	<u>24/2541T</u>	Tag 5407 Sycamore - Reduce crown to 12m above ground level.	Amenity Land, GOLDFINCH CLOSE, CONGLETON	No Objection
11*.	<u>24/2588C</u>	Two-storey and part first-floor rear extension	3, MOSS CLOSE, CONGLETON, CW12 3UG	No Objection
12.	<u>24/2596D</u>	Discharge of Condition 6 on 20/5658C -	Household Waste recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ	Objection As CEC officers have objected to inadequacy of vehicle charging points
13*.	<u>24/2598D</u>	Discharge of condition 5 of existing permission 20/3974C; Erection of 8 no. dwellings	Land West Of, GOLDFINCH CLOSE, CONGLETON	No Objection
14*.	<u>24/2622C</u>	Prior Approval for demolition of certain existing buildings	Congleton War Memorial Hospital, CANAL ROAD, CONGLETON, CW12 3AR	No Objection
15*.	<u>24/2656D</u>	Discharge of condition 16 on application 10/4480C:	Former Valley Manufacturing Site situate, Former Valley Manufacturing Site, 11	No Objection

			- 13A North Street, Congleton, CW12 1HF	
16.	24/2657C	Proposed erection of a pair of semi-detached dwellings on land adjacent to 87 Leek Road, Congleton.	87, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HX	No Objection
17*.	24/2682C	Prior approval of brick & tile rear extension.	3, ABBOTTS CLOSE, CONGLETON, CW12 3JD	No Objection
18*.	24/2687C	Proposed lower ground floor rear extension, garage conversion,	31, DAISYBANK DRIVE, CONGLETON, CW12 1LX	No Objection
19*.	24/2686C	Certificate of lawful use for proposed garage conversion and all associated works at 31 Daisybank Drive	31, DAISYBANK DRIVE, CONGLETON, CW12 1LX	No Objection
20.	24/2699C	Planning in principle for the erection of 6 residential apartments.	West Road Clinic, West Road, Congleton, CW12 4ES	No Objection
21*.	24/2706C	Certificate of proposed lawful use for conversion of existing loft with skylights and removal of chimney.	KITTYWARDS, 71, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2HH	No Objection
22*.	24/2732C	Certificate of proposed lawful use for seeking to establish the lawful proposed development	Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG	No Objection
23	24/2752C	Replacement stables	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX	Objection as there is no evidence of the need to replace stables
24	24/2781T	Ash Tree removal	CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ	No Objection subject to replacement with 3 new trees
25*	24/2784C	Proposed single-storey rear extension and landscaping to rear garden.	3, LEIGH ROAD, CONGLETON, CW12 2EG	No Objection
26*	24/2785C	Proposed rear extension, new garage to side elevation and en-suite over.	6, KESWICK COURT, CONGLETON, CHESHIRE, CW12 4JH	No Objection
27	24/2787C	Proposed single-storey rear extension.	3, MAPLE CLOSE, CONGLETON, CW12 4TZ	No Objection

28*	<u>24/2796C</u>	Certificate of proposed lawful use/development	18, MEAKIN CLOSE, CONGLETON, CHESHIRE, CW12 3TG	No Objection
29	<u>24/2797C</u>	Single-storey flat roof outbuilding	55C, SANDBACH ROAD, CONGLETON, CW12 4LH	No Objection
30	<u>24/2803C</u>	Proposed extensions and alterations to existing dwelling	3, BERKSHIRE DRIVE, CW12 1SA	No Objection
31	<u>24/2817C</u>	Non-material amendment to application 24/2116C.:	19, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF	No Objection