

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 16.01.25

In attendance:

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

Ex Officio Kay Wesley (Mayor)

Congleton Town Council David McGifford (Chief Officer), Cathy Dean (Officer)

Members of the press 0

Members of the public 0

1. Apologies for Absence

Apologies received from Cllrs R Douglas, R Moreton and Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/25/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 5th December 2024.

3. Declarations of Disclosable Pecuniary Interest

Cllr D Brown declared a non-pecuniary interest in matters relating to Cheshire East Council.

4. Outstanding Actions

There were no outstanding actions.

5. Questions from Members of the Public

None.

6. **Urgent Items**

No urgent items.

7. **Planning Enforcement**

- 7.1 Astbury Place - No further updates.
- Congleton Park Section 106 – Cllr Douglas did receive a generic reply from Cheshire East Council but it did not propose any resolution. Cllr Douglas will continue to pursue CE for a solution.
- [24/3276D](#) - a discharge of conditions application for the coffee shop on the Household Waste Recycling Centre site. The coffee shop has opened without CEC being satisfied that harmful gases are not being discharged from the underlying soil, in particular, methane and cyanide vapours’.

Action – The committee is to write to the planning enforcement officer to ensure the site is made safe and the Environmental Health Officer about the failure of Peveril Securities to comply with the contaminated soil planning conditions on the former Household Waste site.

8. **Planning Applications Section 1**

None.

9. **Neighbourhood Plan** (Verbal update)

The consultation for the Congleton Neighbourhood Plan closed on 9th December, receiving an impressive 530 responses that generated hundreds of thoughtful and detailed comments. Urban Imprint, our planning consultants, were highly impressed by both the volume and quality of the feedback provided.

A productive meeting with the Cheshire East planning team has also been held, during which constructive feedback was shared. Importantly, there are no conflicts with the Local Development Plan, which is a positive milestone for the project.

Next Steps in the Process

The next phase involves a detailed analysis of all feedback and a review of any amendments to the plan. This work will take place during February and March, led by Urban Imprint. Key upcoming milestones include:

- May/June 2025: Preparation of documents for Regulation 15 submission
- July/August 2025: Regulation 15 consultation
- August/September 2025: Submission to Inspector
- Autumn 2025: Examination

- Late 2025: Referendum

We would like to thank everyone who contributed to this consultation. Your input is invaluable in shaping the future of Congleton

10. Licensing Applications

No licensing applications.

11. Planning Applications Section 2

PLN/26/2425 resolved that no stars are to be removed and that remaining applications with stars are noted as having no objection.

Planning List w/c 9th, 16th, 23rd, 30th Dec & 6th Jan

		Location Details	Proposal	Comments
1.	24/4127	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Demolition of the coach house and construction of new dwelling.	Objection – Design, visual appearance and materials. The design should be in keeping with the adjacent local listed building & consideration in design should be complementary.
2*.	24/4195	3, Mere View Newcastle Road, Astbury, Congleton, Cheshire East, CW12 4XW	Retrospective application for on raised bank at the end of garden, a wooden terrace surrounded by plants and shrubs to protect the neighbour's privacy. Terrace will be accessed by wooden steps from existing lawn, both steps and terrace are protected by railings to ensure safety. Terrace only to be used on an ad hoc basis. terrace will provide access to maintain the hawthorn bush which provides privacy to the house at the back of our property. Neighbours at	No Objection

		Location Details	Proposal	Comments
			number 2 & 4 were consulted prior to the work starting and have no issues with privacy and will be providing a written statement to that effect.	
3*.	24/4405	22 Newcastle Road, Congleton, Cheshire East, CW12 4HJ	Discharge of conditions 4, 6, 7 and 13 on application 23/4809C - Construction of 6No. self-contained 1-bedroom apartments (Use Class C2) with associated parking and landscaping	No Objection
4*.	24/4572	92 Leek Road, Congleton, Cheshire East, CW12 3HX	Single-story side extension	No Objection
5.	24/4589	Orchard Gardens Apple Close, Congleton, Cheshire East, CW12 4RZ	We have two trees on the edge of our property alongside Homes Chapel Road. See T1 and T2 on the plan attached. Trees are Lime and Sycamore. Some telephone cables pass directly through our trees and we are concerned that a branch or branches may damage the cables if they break off or move in strong wind. See the attached photographs which show the lines passing through the trees. Our plan is to do very light thinning or trimming of several branches of the trees to remove potentially damaged or diseased wood and to clear a path through the branches for the telephone lines. The reduction will not reduce the height or the spread of the	No Objection

		Location Details	Proposal	Comments
			tree canopies. Most of the work will be done at the height of the telephone lines which we estimate to be 6 to 7 meters. We envisage this will represent less than 2% of the crown of the tree and will have little or no visible effect. The thinning will be done by professional tree surgeons at a suitable time of the year.	
6*.	24/4600	Moody Terrace Dental Practice Limited, 17 Moody Street, Congleton, Cheshire East, CW12 4AN	Discharge of condition 6 on approved application 23/2592C - Proposed new single-storey rear extension to provide improved dental facilities and ancillary spaces. Proposed Internal alterations to improve circulation/access.	No Objection
7*.	24/4604	Festival Works Spragg Street, Congleton, Cheshire East,	Proposal for a single-storey side extension	No Objection
8*.	24/4627	138 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Single-storey side extension and increasing the size of a window on the front elevation.	No Objection
9*.	24/4633	15 Burslam Street, Congleton, Cheshire East, CW12 3AF	Retrospective application for landscaping works to rear garden	No Objection
10.	24/4684	Land Adjacent To 18 Moody Street, Congleton, CW12 4AP	Demolition of existing domestic garage and construction of replacement domestic garage	No Objection

		Location Details	Proposal	Comments
11.	24/4685	Boots, 14 - 16 Bridge Street, Congleton, Cheshire East, CW12 1AY	Installation of HVAC equipment alongside minor external alterations to allow the unit to be occupied as a Lounge cafe@/bar and restaurant (Use Class E (b)).	No Objection
12.	24/4766	Field At Brookhouse Lane, Congleton,	Retrospective planning application for replacement stable building and demolition of dilapidated stables with associated infrastructure and ancillary facilities.	No Objection – subject to not impeding any rights of way.
13*.	24/4776	103 Ennerdale Drive, Congleton, Cheshire East, CW12 4FL	Proposed single-storey extension to front elevation	No Objection
14.	24/4817	81 Dobson Way, Congleton, Cheshire East, CW12 1GQ	Proposed detached house and car barn on an infill plot adjacent no. 81 Dobson Way, Cinnamon Brow, Congleton, CW12 1GP	Objection – 1. Layout and density of building 2. Loss of light to 10 Wheatfield Place 3. Adequacy of parking 4. Loss of public amenity space 5. Unsafe access and egress compromised. Action – Write to the Cheshire East Asset team and planning enforcement regarding the gifting of land to the public realm to complete the footpath between the two estates so there is a safe walking route to school.
15*.	24/4870	Big Fenton Farm Peover Lane,	Agricultural determination for a proposed mixed-use agricultural building.	No Objection

		Location Details	Proposal	Comments
		Congleton, Cheshire East, CW12 3QH	Decision made	
16*	24/4923	13a High Street, Congleton, CW12 1BN	Advertisement consent for stainless-steel powder-coated letters and logos to be mounted onto external elevations of ground floor.	No Objection
17*	24/4931	Mangold Bank Cottage Middle Lane, Congleton, Cheshire East, CW12 3PU	Certificate of Lawful Development for an Existing use of a two-storey flat roofed extension comprising of a ground floor hall, stairs, kitchen, dining room and first-floor landing, bathroom and bedroom. A single-storey flat roofed garage and toilet. Lean-to additions comprising of a single-storey sunroom, utility room and conservatory.	No Objection
18*	24/5046	Aldi, Unit 15, West Heath Shopping Centre Holmes Chapel Road, Congleton, Cheshire East, CW12 4NB	Prior Approval Application for the installation of solar PVs at the existing ALDI Foodstore, West Heath Retail Park, Holmes Chapel Road, Congleton	No Objection
19*	24/4848	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Discharge of conditions 4 and 5 on approval 24/2256C.	No Objection
20*	24/4862	13a High Street, Congleton, CW12 1BN	Discharge of condition 5 (windows, secondary glazing and doors) on approval 24/3222C -Change of use from small HMO (Implemented consented scheme application reference 22/1216C) to create ground floor E use class and first floor	No Objection

		Location Details	Proposal	Comments
			apartment with associated external alterations.	
21*.	24/4863	18 Brooklands Road, Congleton, Cheshire East, CW12 4LT	FIRST FLOOR RIGHT HAND SIDE EXTENSION	No Objection
22*.	24/4886	74 Manchester Road Congleton Cheshire, CW12 2HT	Advertisement consent for internally face illuminated Co-op logo, internally illuminated solar powered totem, externally & internally applied window graphics, defib & bike repair station signs & community notice board.	No Objection
23*.	24/4900	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31 and 32 on application 23/4795C - Variation of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15 & 27 on 20/4784C - Amendments to existing house and construction of new garage, conversion and extension of outbuilding to form dwelling along with construction of new garage, and construction of 3 new build detached properties within the grounds with associated detached garages	No Objection

Meeting ended: 7.57 pm

Cllr Amanda Martin.