

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 20.02.25

For the papers discussed at the meeting [please visit Agenda & Papers 20th February 2025](#)

In attendance:

<u>Committee Members: Councillors</u>	Amanda Martin (Chair)
	David Brown
	Robert Douglas
	Suzy Firkin
	Rob Moreton

Ex Officio	Kay Wesley (Mayor)
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Congleton Town Council	David McGifford (Chief Officer)
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Members of the press 0

Members of the public 0

1. Apologies for Absence

Apologies received from Councillors Robert Brittain (Vice Chair) Suzie Akers Smith, Heather Pearce and Liz Wardlaw

2. Minutes of Previous Meetings

PLN/27/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 16th January 2025.

3. Declarations of Disclosable Pecuniary Interest

Declared a non-pecuniary interest in matters relating to Cheshire East Council.

4. Outstanding Actions

None, the Chief Officer advised that the actions agreed upon at the meeting on the 16th of January had progressed.

5. Questions from Members of the Public

There were no questions from members of the public

6. Urgent Items

Cllr Robert Douglas advised Councillors about impending changes to concerns on Planning regulations - see Appendix 1

7. Planning Enforcement

- **7.1 Astbury Place**

The Chief Officer advised that a Freedom of Information request was being drawn together to establish the progress being made on the delivery of the Section 106 agreement concerning the link to the park.

- **7.2 Section 106**

Cllr Robert Douglas provided a verbal update on the research he has undertaken to date. A meeting is to be arranged with the Chief Officer to agree on how this will be taken forward

8. Planning Applications Section 1

There were no applications brought forward to section 1

9. Neighbourhood Plan

The Chief Officer advised that the council had received the consolidated feedback from the Regulation 14 Consultation from Urban Imprint. On the 13th of February, there was a meeting with Urban Imprint and members of the Neighbourhood Plan working group to evaluate the feedback. The working group will be forwarding its thoughts back to Urban Imprint by Friday 28th February 2025.

10. Licensing Applications

Shell Oil Products Limited – Clayton Bypass Congleton

PLN/28/2425 Resolved to raise no objection to the proposed variation to the premises licence.

11. Planning Applications Section 2

PLN/29/2425 resolved that no stars are to be removed and that remaining applications with stars are noted as having no objection.

Planning List 13th, 20th, 27th Jan & 3rd, 10th Feb.

		Location Details	Proposal	
1.	24/4574	Land At Broadhurst Lane, Congleton.	Residential development of 30 dwellings including highway improvements at the Broadhurst Lane Junction with the Clayton Bypass, estate roads, car parking, boundary treatments, landscaping, open space and other associated works and ancillary development.	OBJECTION 1. Highways – The width of Broadhurst Lane is narrow and without passing points. 2. Would challenge vehicle movement figures for 30 houses. 3. Vehicle movements from Dane Mill not taken into consideration – estimated at 300. 4. Closure of Cycle Lane on Clayton By-Pass. 5. Flooding concern with water runoff. 6. Loss of Biodiversity. 7. Overdevelopment of the site and lack of footpath provision.
2.	24/4661	Millstone House, 34 Howey Lane, Congleton,	Approval to convert the first floor of the existing garage into an annexe to provide the family with somewhere to stay when visiting.	NO OBJECTION
3*.	24/4993	Wood Farm House Wood Lane, Congleton,	Discharge of condition 13 on approval 20/3431C. DECISION ISSUED - Approved	NO OBJECTION
4*.	24/5002	Brough Hillside Farm Congleton Edge Road, Congleton,	Demolition of existing conservatory, proposed extensions and remodelling of existing house and garage.	NO OBJECTION
5*.	24/5045	Land Off Goldfinch Close, Congleton,	Discharge of Conditions 12 to 14 on approval 18/6250C: Erection of 14 dwellings (30% affordable) and open space with associated infrastructure and landscaping.	NO OBJECTION
6*.	24/5147	March Cottage Astbury Lane Ends, Congleton,	Discharge of condition 9 on application 24/1779C - Proposed pair of semi-detached houses (2no. dwellings)	NO OBJECTION
7*.	24/5149	C S O Logistics, Radnor Park	Change of use from storage and distribution to storage,	NO OBJECTION

		Industrial Estate Radnor Park, Congleton,	distribution and retail/showroom	
8.	24/5184	1 Copthorne Close, Congleton,	T1 Crown reduce to height of previous reduction and prune to give 3m clearance to house and roof. T2 Crown reduce to within 2m of final height of T1.	NO OBJECTION
9.	24/5191	The Piano Pub, 12 Mill Street, Congleton, <i>Note – 24/5237 below is the full planning app.</i>	The proposed advertisement consists of new signage for the pub, positioned on the front and side elevations of the building.	NO OBJECTION
10 *.	24/5202	4 Mardale Close, Congleton, Cheshire East, CW12 2DQ	Proposed extension and alterations to existing dwelling.	NO OBJECTION
11.	24/5237	The Piano Pub, 12 Mill Street, Congleton,	The proposed development involves the change of use from a former bar and music venue (most recently operating as The Piano Bar) to a pub and restaurant.	NO OBJECTION Note that there were concerns with regard to access and egress to the car park.
12 *.	25/0045	Former Dane Bridge Mill Site, Mill Street, Congleton,	Discharge of condition 8 on approval 21/4841C	NO OBJECTION
13.	25/0056	Town Hall High Street, Congleton,	Proposed 19 No. photovoltaic panels (placed on the adjacent Museum roof) and 1No. ASHP is situated at ground level within a timber compound in the car parking area.	NO COMMENT
14.	25/0057	Town Hall High Street, Congleton,	Listed building consent for proposed 19 No. photovoltaic panels (placed on the adjacent Museum roof) and	NO COMMENT

			1No. ASHP situated at ground level within a timber compound in the car parking area.	
15.	25/0067	Town Hall High Street, Congleton, Cheshire East, CW12 1BN	Listed building consent for the retention of 4No. single glazed ground floor timber doors and frames and then replacement of glass with double glazed units.	NO COMMENT
16 *.	25/0092	52 Hawthorne Close, Congleton, Cheshire East, CW12 4UF	Proposed first-floor rear extension.	NO OBJECTION
17 *.	25/0098	87 Leek Road, Congleton, Cheshire East, CW12 3HX	Removal of condition 8 on approval 24/2657C: Proposed erection of a pair of semi-detached dwellings on land adjacent to 87 Leek Road, Congleton.	NO OBJECTION
18 *.	25/0139	6 Wharfedale Road, Congleton, Cheshire East, CW12 2BP	Proposed extension and alterations to the existing dwelling.	NO OBJECTION
19 *.	25/0175	59 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Single-storey side and rear extension.	NO OBJECTION
20.	25/0190	9 Higginson Close, Congleton, Cheshire	Group G5 - Ash tree - Removal of deadwood and removal of lower-level limb	NO OBJECTION
21.	25/0292	12 Howey Hill, Congleton,	Mature Oak tree at the front of 12 Howey Hill, Congleton. Work proposed is to reduce lateral branches near to the front of the house by 2-3 metres and to clear all wire/power lines.	NO OBJECTION

22.	25/0294	8 Park Bank, Congleton, Cheshire East, CW12 3DH	Fell Poplar tree.	OBJECTION Due to insufficient information (tree surgeon's report not provided) If the tree is felled we request that this be replaced by the planting of 3 trees of a native species.
23 *.	25/0305	Boots, 14 - 16 Bridge Street, Congleton,	Advertisement Consent for installation of fascia signs, projecting sign and menu board	NO OBJECTION
24	25/0503	14 High Street Congleton Cheshire, CW12 1BD	Prior approval for proposed change of use from office and service use to a 3-bedroom, two-storey dwelling and first-floor, 2-bedroom apartment.	OBJECTION On the basis that the proposed front elevations are not shown in the information provided. Could a copy of that information be sent to the council to allow us to make comments?

Appendix 1 New Planning Proposals

URGENT ITEM PLANNING COMMITTEE - 20TH FEBRUARY 2025

When Mr Johnson was Prime Minister and Mr Jenrick was Secretary of State for Housing, the Government put forward planning proposals that would have

- Allowed most homeowners living in houses built after 1948 to add an additional storey under Permitted Development.
- Watered down regulations for developers, including reducing requirements with respect to the proportion of affordable homes required to be built.
- Significantly reduce the powers and authority of local communities and local councillors to have a say on planning issues.

We employed an expert in Andrew Thompson, to provide us with a detailed report outlining the details of those proposed changes, so that we were, based on sound knowledge, able to present our objections to the proposals.

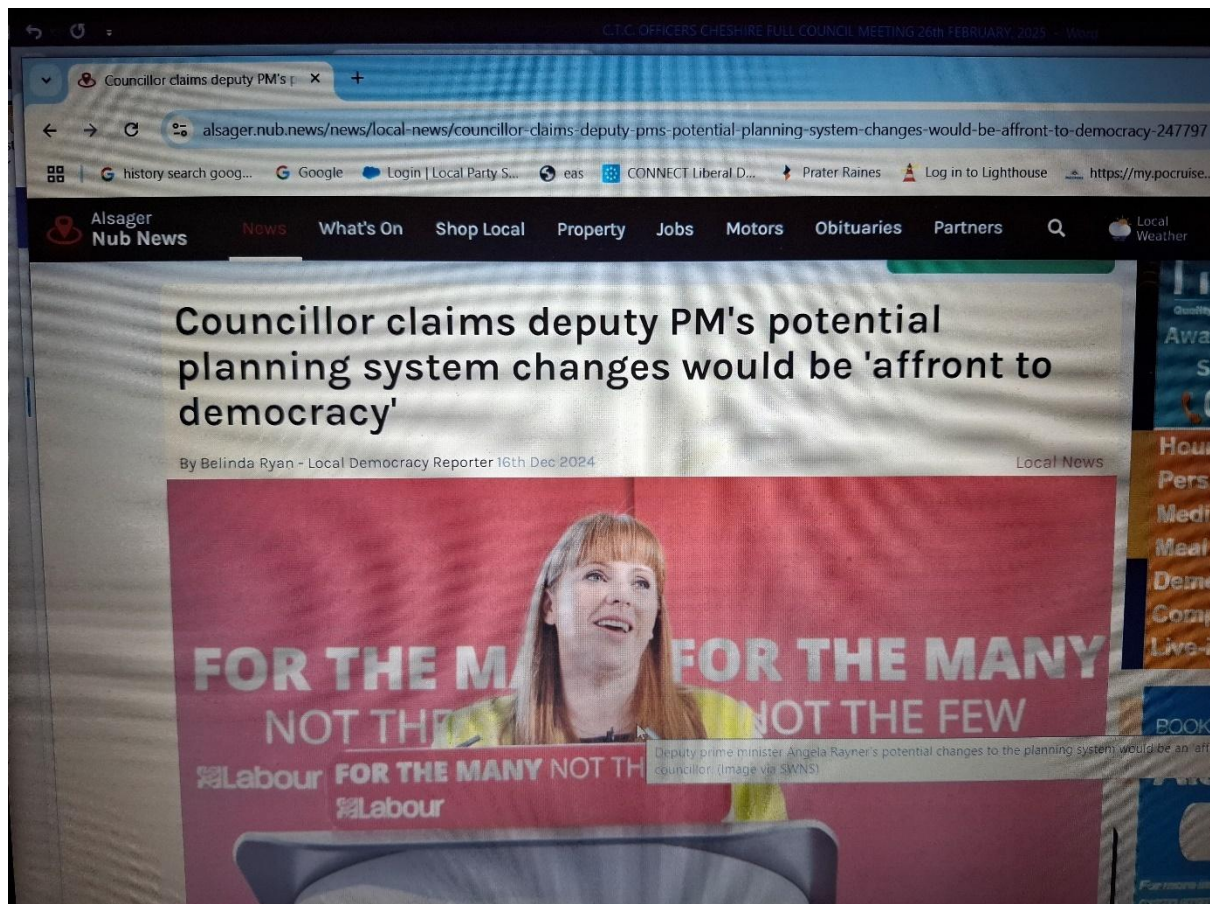
Fortunately, there were so many objectors that those unacceptable proposals were binned. But now, here we are again faced with a Government putting forward planning proposals which according to the Vice Chair of Cheshire East's Strategic Planning Committee will "significantly diminish the powers of planning committees and boards in the development management process" and "will withdraw powers given to councillors some 77 years ago and would represent nothing short of an affront to democracy."

My understanding is that these planning proposals have not yet been finalised.

I request that when they are, we employ Andrew Thompson or a similar expert to generate a detailed report outlining the implications of these proposals so that as and where

necessary, we can lodge objections to protect the interests of our local communities who elected us to represent them.

Councillor Robert Douglas 20th February, 2025



Knutsford councillor Stewart Gardiner (Pictured) is calling on council leader and deputy leader to use their influence and contact to fight the proposals. (Photo: Cheshire East Council)

"I am sure that those of us who sit on planning boards will all recall occasions where we have made a significant difference to the outcome of an application and do not see ourselves as frustrating the process."

He added: "If Ms Rayner cannot be persuaded to change her mind, these changes will withdraw powers given to councillors some 77 years ago, and would represent nothing short of an affront to democracy and the rights of local members to make some of the decisions they were elected to take."

Speaking to the Local Democracy Reporting Service this week, Cllr Gardiner, who has a background in planning, said there had been many occasions where applications had come before Cheshire East's planning committees which were unacceptable in their original form but had later been approved after input from committee members at meetings.

He said if councillors were to have no input on the applications relating to design and other matters 'are we just supposed to accept boxes?'

The government has vowed to reform planning rules following its pledge to build 1.5 million new homes by 2029.

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Deputy prime minister Angela Rayner's potential changes to the planning system would be an 'affront to democracy', a Cheshire East councillor said.

The proposed changes, if they were to go ahead, would allow council planning officers to rubber stamp development proposals without seeking permission from council committees, provided the schemes complied with local plans and national regulations.

Knutsford councillor Stewart Gardiner (Con), who is vice chair of the strategic planning board, said deputy prime minister Angela Rayner planned to 'significantly diminish the powers of planning committees and boards in the development management process'.

And he called on council leader Nick Mannion (Lab) and deputy leader Michael Gorman (Ind) to use their influence and contacts at the LGA and with local MPs, to fight the proposals.

"Should these changes be adopted, the requirements for planning applications to be determined by councillors will only occur in very exceptional circumstances," Cllr Gardiner told the meeting of the full council.