



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

16th April 2025

Dear Councillor

Planning Committee Meeting – Thursday 24th April 2025

You are summoned to attend a meeting of the Planning Committee on **Thursday 24th April 2025**, 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

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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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 20th March 2025.

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 on each matter.

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

To receive a verbal update from the Chief Officer

7.2 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 (Verbal Update)

Neighbourhood Plan update.

10. Licensing Applications

To note or comment as appropriate on Licensing Applications lodged with Cheshire East Council.

Sainsbury's, Manchester Road, Congleton, CW12 2HT

LICENSING ACT 2003 MINOR VARIATION OF PREMISES LICENCE

NOTICE is hereby given that Sainsbury's Supermarkets Limited have applied for a Minor Variation at Sainsbury's, Manchester Road, Congleton CW12 2HT. The variation is as follows.

- To make alterations to the premises

Four Friends Tibetan Restaurant, 14-16 Mill Street, Congleton, CW12 1AB

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003

NOTICE is hereby given that I, Ms Sonam Choden have applied on 7th April 2025 to Cheshire East Council in respect of the premises known as Four Friends Tibetan Restaurant, 14-16 Mill Street, Congleton, CW12 1AB for a premises licence to provide the following activity:

- Supply of Alcohol – Tuesday – Sunday – 12:00 – 22:00

11. Planning Applications Section 2 (Enclosed)

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

To: Planning Committee Members

CLls: **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, Honorary Burgess (5),
Press (3), Congleton Library, Congleton Information Centre.

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 20.03.25

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

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

In attendance:

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

Ex Officio	Kay Wesley (Mayor)
	Robert Brittain(Deputy Mayor)

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 Suzie Akers Smith, David Brown, Robert Douglas and Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/30/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 20th February 2025.

3. Declarations of Disclosable Pecuniary Interest

Robert Moreton declared a non-pecuniary interest in matters relating to Cheshire East Council.

4. Outstanding Actions

There were no outstanding actions = please note comments in **item 7 Enforcement**

5. Questions from Members of the Public

There were no questions from members of the public

6. Urgent Items

None

7. Planning Enforcement

- **7.1 Astbury Place**

The Chief Officer advised that a Freedom of Information request had been sent to Cheshire East Council 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. Response due on the 24.3.25

- **7.3 Re 24/3276D**

Still awaiting confirmation that the conditions for the coffee shop on the Household Waste Recycling Centre site have been discharged.

8. Planning Applications Section 1

There were no applications brought forward to section 1

9. Neighbourhood Plan

The Chief Officer advised that the Neighbourhood Plan was being updated by Urban Imprint following the recent consultation and review of the responses received.

10. Licensing Applications

There were no licensing applications.

11. Planning Applications Section 2

PLN/31/2425 resolved that no stars are to be removed and that remaining applications with stars are noted as having no objection.

Planning List W/C 10th, 17th, 24th Feb and 3rd, 10th March

	App Ref	Location	Proposal	Comments
1.	25/0356	Greystones Boundary Lane, Congleton, Cheshire East, CW12 3JA	Lawful Development Certificate for proposed construction of a single storey side and rear extension, construction of a single-storey outbuilding to contain a swimming pool and gym and construction of three dormer windows to facilitate a loft conversion.	No Objection
2*.	25/0562	25 Ayrshire Way, Congleton, Cheshire East, CW12 3TN	Proposed single storey rear extension.	No Objection
3*.	25/0603	12 Malhamdale Road, Congleton, CW12 2DA	Proposed extension to existing porch with new tiled roof over (retrospective)	No Objection
4.	25/0657	10, Orchard Gardens Apple Close, Congleton, Cheshire East, CW12 4RZ	Works to TPO Trees	No Objection on the condition that the felled tree be replaced by 3 new trees in an appropriate area
5.	25/0686	Copeland And Craddock Limited Greenfield Road, Congleton, Cheshire East, CW12 4PX	Certificate of proposed lawful development for the Erection of extensions to industrial premises along with external alterations to change external materials	No Objection

6.	25/0721	Buglawton Primary School Buxton Old Road, Congleton, Cheshire East, CW12 2EL	Demolition/replacement of existing pre-school outbuilding, with new link structure to main school building.	No Objection
7*.	25/0659	Land Off Macclesfield Road, Congleton,	Discharge of condition 18 (contaminated land) on approved application 146/4558C - Proposal for the construction of 201 dwellings off Macclesfield Road Congleton	No Objection
8.	25/0515	46 Moss Road, Congleton, Cheshire East, CW12 3BN	Extension of Existing Building, 2M extension to the front of the property, removal of existing roof structure, Installation of Internal Timber frame and foundations to support 2nd Story and new Pitched roof with Dormer Windows.	No Objection

Meeting finished at 7.30 pm

Chair
Amanda Martin

	App Ref	Location Details	Proposal
1*.	25/1076	5 - 9 Buxton Road, Congleton, Cheshire East,	Discharge of conditions 5, 6, 7 and 8 on approval 24/0659C: Change of Use from 3.no vacant light industrial workshops with flats above to a 10 Bed HMO (Class Sui-Generis) and minor alterations to elevations
2*.	25/1003	Tall Ash Farm, 112 Buxton Road, Congleton, Cheshire East, CW12 2DY	Discharge of condition 9c on approved application 15/2099C - Demolition of the existing building and the development of up to 236 dwellings including access
3.	25/0994	Tanners Cottage Weathercock Lane, Congleton, Cheshire East, CW12 3PS	Lawful development certificate for proposed siting of a caravan to provide additional accommodation for family of homeowners.
4.	25/0940	37 Sandbach Road, Congleton, Cheshire East, CW12 4LB	T1 Beech: Reduce new growth height by up to 3m, western & northern lateral spread as needed by up to 2m and remaining crown by up to 1.5m. Prune to clear telephone lines by 0.5m. Raise secondary laterals overdrive to 3m from ground level.
5*.	25/0847	March Cottage Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Variation of condition 1 on approved application 24/1779C - Proposed pair of semi-detached houses (2no. dwellings)
6.	25/0768	9 Cedar Court, Congleton, Cheshire East, CW12 3JP	Oaktree marked as T1 in blue on the sketch plan: remove low overextended scaffold limb overgrowing the property to reduce risk of failure and re-balance the crown (Neighbours have removed similar low scaffold limb)
7*.	25/0539	8 Pavilion Way, Congleton, CW12 4EW	Consent for works in TPO with conditions: 7/4/25 Sycamore in corner of garden, last in sequence. Tree in reasonable condition, a few dead branches. Issue is falling small branches in windy weather, striking house - tree growth line encroached toward house at South East face of tree (front face). Proposed works:

	App Ref	Location Details	Proposal
			Reduction of South East face of tree by circa 3-5m (taken back to practical branch boundary); 2m crown reduction to smooth North East end of sycamore sequence; balance tree overhanging neighbours to North West and South West; deadwood whole tree. Guidance taken from discussions with arborist(s).
8*.	25/0612	The Co-operative Food, 60 Bromley Road, Congleton, CW12 1PY	New plant to replace existing in side yard, new ventilation, new external LED lighting to replace existing Expiry: 11/4/25
9.	25/0638	Building To The North Of Moss Lane, Eaton,	Retrospective construction of building and proposed use as an independent residential dwelling
10*.	25/0968	Eaton Bank Farm Eaton Bank, Congleton, CW12 1PF	Variation of condition 5 on application 23/0721C: Minor amendments to the outline site plan.
11*.	25/1016	Land Adjacent, Congleton, CW12 4AP	Discharge of Conditions 3 on 24/4684/HOUS: Demolition of existing domestic garage and construction of replacement domestic garage
		Additional Planning List	
12*.	25/1164	44 Macclesfield Road, Congleton, Cheshire East, CW12 1NR	Erection of a single storey rear and side extension and alteration to existing garage roof.
13.	25/1158	5 Giantswood Lane, Congleton, Cheshire East, CW12 2HG	Demolition of existing single storey garage, erection of a new two storey side extension and front porch.
14.	25/1183	Proposed loft conversion including raising of ridge height	Proposed loft conversion including raising of ridge height and construction of 3no. dormers

Planning Lists W/C 10th, 17th, 24th, 31st March & 7th & 14th April

	App Ref	Location Details	Proposal
		and construction of 3no. dormers	