



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

Date 6th October 2022

Dear Councillor

Planning Committee Meeting – Thursday 13th October 2022

You are summoned to attend a meeting of the Planning Committee on
Thursday 13th October 2022 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

Tel: 01260 270350

Email: info@congleton-tc.gov.uk www.congleton-tc.gov.uk



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 (Enclosed)

To approve and sign the [minutes of the Planning Committee meetings held on 11th August and 8th September 2022](#).

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 (Enclosed)

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

There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally at the meeting including those which have been received in writing 7 days prior to the meeting.

6. Urgent Items

Members may raise urgent items related to this committee, but no discussion or decisions may be taken at the meeting.

7. Neighbourhood Plan (Verbal Update)

To receive an update on the Neighbourhood Plan from the Chief Officer.

8. Planning Applications Section 1

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

For members of the public who are wishing to comment about specific applications.

9. Planning Appeals

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

10. Licensing Applications

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

11. 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 Hemsley (Vice Chair)**

Duncan Amies, Martin Amies, David Brown, Robert Douglas, Paul Duffy,
Suzy Firkin, Jean Parry, Mark Rogan, James Smith and Kay Wesley

Ex Officio: Margaret Gartside (Town Mayor) and Rob Moreton (Deputy Mayor)

Ccs: Other members of the Council for Information, Police, Honorary Burgess (3),
Press (3), Congleton Library, Congleton Information Centre.

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 11th August 2022

Please Note – These are draft minutes and will not be ratified until the next meeting of this Committee

For the papers discussed at the meeting, [please see the Meeting Agenda of the Planning Committee of 11th August 2022.](#)

In attendance:

Committee members: Councillors Amanda Martin – Chair
 Duncan Amies
 David Brown
 Suzy Firkin
 Robert Hemsley
 Jean Parry
 Mark Rogan
 Kay Wesley

Also present: Congleton Town Council Officers: David McGifford and Linda Minshull and Councillor Rob Moreton who is not a Committee member

Minutes

1. Apologies for Absence

Apologies for absence were received from:
Committee Members: Councillors Robert Douglas and James Smith

2. Minutes of Previous Meetings

PLN/7/2223 Resolved to approve and sign the minutes of the Planning Committee held on 21st July 2022.

3. Declarations of Interest

Councillor David Brown declared a “non-pecuniary” interest as he is a member of Cheshire East Council and a member of the Licensing Committee at Cheshire East Council.
Councillor Rob Moreton declared a “non-pecuniary” interest as he is a member of Cheshire East Council.

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
27.4.2021		Information from Cllr S Akers Smith	<p>19.5.2022 – Councillor Akers Smith has provided a comprehensive list of recent communications and requests for action from Morris homes – still no progress</p> <p>Section 106 – Further communication to Head of Planning was advised that an officer would be in contact. Nothing received to date. The Chief Officer reported that he will be putting in a Freedom of Information request.</p> <p>12.07.22</p> <p>Through discussions with relevant CEC officers investigations into groundworks for the bridge are taking place and with a view to progressing with the installation of the bridge</p> <p>21.7.2022 – The Chief Officer reported that progress was being made towards the delivery of the bridge but progress was slow.</p> <p>11.8.2022 – The Chief Officer reported that there had been no further updates since the last meeting.</p>

5. Questions from Members of the Public

There were no questions from members of the public.

6. Urgent Items

There were no urgent items.

7. Neighbourhood Plan

The Chief Officer stated that there had been no updates since the last meeting and the consultation will be important.

8. Planning Applications Section 1

Application Number	Location	Declaration of Interest	Comments
22/2971C	AREA OF VERGE ON NORTH SIDE OF PEOVER LANE, CONGLETON		Two members of the public spoke in objection to this application OBJECTION DUE TO – <ul style="list-style-type: none"> - Highway and safety issues due to the removal of the passing place after the blind bend - Proximity to dwelling Not in keeping with the surrounding area including heritage buildings

9. Planning Appeals

None to report.

10. Licensing Applications

The following licensing applications were noted -

- Throstles Nest, 11 Buxton Road, Congleton
- Morrisons, Market Street, Congleton
- Waggon and Horses, Manchester Road, Eaton, Congleton
- Coach & Horses, Under Rainow Road, Congleton

11. Planning Applications Section 2

PLN/8/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/2711C	69, Manchester Road, Congleton, CW12 2HT		No Objection
22/2995C	9, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
22/2997C	20, AMBLESIDE COURT, CONGLETON, CW12 4HZ		No Objection
22/2999D	Land Off, GOLDFINCH CLOSE, CONGLETON		No Objection
22/2603C	3, THE MOUNT, CONGLETON, CW12 4FD		No Objection

22/2778C	13, BRIDGE STREET, CONGLETON, CW12 1AS		No Objection subject to a satisfactory flood report
22/2953D	MOSS FARM, MOSS LANE, EATON, CHESHIRE EAST, CW12 2NA		No Objection
22/2821C	UNIT 1, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB		No Objection
22/2900C	3, RANGLES VIEW, CONGLETON, CW12 3JN		No Objection
22/2907C	28, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF		No Objection
22/3052T	31, HULTON CLOSE, CONGLETON, CW12 3TF		No Objection
22/2824C	43, CROSS LANE, CONGLETON, CHESHIRE, CW12 3JX		OBJECTION due to the following <ul style="list-style-type: none"> - Overdevelopment of the site - Highway safety due to shortage of turning space - Too close to the road
22/3017C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		No Objection
22/3135C	12, SOUTHLANDS ROAD, CONGLETON, CW12 3JY		No Objection
22/3097C	37, DAVENSHAW DRIVE, CONGLETON, CW12 2FP		No Objection
22/3050C	Roundabout at junction of BACK LANE & BLOSSOM GATE, CONGLETON		No Objection

**Cllr Amanda Martin
(Chair)**

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 8th September 2022

Please Note – These are draft minutes and will not be ratified until the next meeting of this Committee

For the papers discussed at the meeting, [please see the Meeting Agenda of the Planning Committee of 8th September 2022](#)

In attendance:

Committee members: Councillors Amanda Martin – Chair
 Duncan Amies
 Martin Amies
 Suzy Firkin
 Jean Parry
 James Smith
 Mark Rogan
 Kay Wesley

Also present: Congleton Town Council Officer: David McGifford (Chief Officer)

PLN/09/2223 Resolved - In light of the passing of Queen Elizabeth II, Councillors resolved to only review item 11 – Planning Applications.

Minutes

1. Apologies for Absence

Apologies for absence were received from:
Committee Members: Councillor Robert Douglas

2. Minutes of Previous Meetings

This item was not discussed and will be carried forward to the next meeting of the Planning Committee.

3. Declarations of Interest

Councillor James Smith declared a “non-pecuniary” interest in application 22/3132C.

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
27.4.2021		Information from Cllr S Akers Smith	<p>19.5.2022 – Councillor Akers Smith has provided a comprehensive list of recent communications and requests for action from Morris homes – still no progress</p> <p>Section 106 – Further communication to Head of Planning was advised that an officer would be in contact. Nothing received to date. The Chief Officer reported that he will be putting in a Freedom of Information request.</p> <p>12.07.22 Through discussions with relevant Cheshire East Council officers, investigations into groundworks for the bridge are taking place with a view to progressing with the installation of the bridge.</p> <p>21.7.2022 – The Chief Officer reported that progress was being made towards the delivery of the bridge, but progress was slow.</p> <p>11.8.2022 – The Chief Officer reported that there had been no further updates since the last meeting.</p>

5. Questions from Members of the Public

There were no questions from members of the public.

6. Urgent Items

There were no urgent items.

7. Neighbourhood Plan

The Chief Officer stated that there had been no updates since the last meeting and the consultation will be important.

8. Planning Applications Section 1

There were no applications for Section 1.

9. Planning Appeals

None to report.

10. Licensing Applications

There were no licensing applications to note.

11. Planning Applications Section 2

PLN/10/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/3058D	CAR PARK, TOMMYS LANE, CONGLETON		No Objection
22/3065C	31, HIGH STREET, CONGLETON, CW12 1BQ		No Objection
22/3122C	41, BANKHOUSE DRIVE, CONGLETON, CW12 2BH		No Objection
22/3205C	41, BANKHOUSE DRIVE, CONGLETON, CW12 2BH		No Objection
22/3203T	148, Canal Road, Congleton, Cheshire East, CW12 3AT		No Objection – Carry out necessary maintenance
22/3206D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
22/2417C	35-37, HIGH STREET, CONGLETON, CW12 1AX		No Objection
22/3132C	CONGLETON HIGH SCHOOL, BOX LANE, CONGLETON, CW12 4NS	NP – Cllr James Smith	No Objection – Subject to adequate travel plan for Students - Action Safe Routes to School
22/3115C	22, WILLOW STREET, CONGLETON, CHESHIRE, CW12 1RL		No Objection
22/3359C	53, ULLSWATER ROAD, CONGLETON, CW12 4JQ		No Objection
22/3366T	18, LAMBERTS LANE, CONGLETON, CW12 3AU		No Objection subject to confirmation of issue with Cheshire East Tree Officer. Replace with a tree with high amenity
22/3355C	31, HOWEY HILL, CONGLETON, CONGLETON, CHESHIRE, CW12 4AF		No Objection

22/3330T	1, BLACKSHAW CLOSE, CONGLETON, CW12 3TB		No Objection
22/3333C	37, Wiltshire Drive, Congleton, Cheshire East, CW12 1NX		No Objection
22/3249C	37, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF		No Objection
22/2960C	CLOUD COTTAGE, TUNSTALL ROAD, CONGLETON, CONGLETON, CHESHIRE, CW12 3QB		No Objection
22/3408C	22, HAVANNAH LANE, CONGLETON, CW12 2EA		No Objection
22/3402C	7, TRURO CLOSE, CONGLETON, CW12 3BD		No Objection
22/3403C	44, Daisybank Drive, CONGLETON, Congleton, CW12 1LX		No Objection
22/3383C	22, ELMWOOD DRIVE, CONGLETON, CW12 4QY		No Objection
22/3527C	41, BIRCH ROAD, CONGLETON, CW12 4NN		No Objection
22/3305C	36, KENNET DRIVE, CONGLETON, CHESHIRE, CW12 3RH		No Objection
22/3445C	34, THE PARKLANDS, CONGLETON, CW12 3DS		No Objection
22/3329C	37 Wiltshire Drive, Congleton, CW12 1NX		No Objection

**Clr Amanda Martin
(Chair)**

Outstanding Actions

Date	Planning Application Number	Action	Progress
27.4.2021		Information from Cllr S Akers Smith	<p>19.5.2022 – Councillor Akers Smith has provided a comprehensive list of recent communications and requests for action from Morris homes – still no progress</p> <p>Section 106 – Further communication to Head of Planning was advised that an officer would be in contact. Nothing received to date. The Chief Officer reported that he will be putting in a Freedom of Information request.</p> <p>12.07.22 Through discussions with relevant Cheshire East Council (CEC) officers, investigations into groundworks for the bridge are taking place with a view to progressing with the installation of the bridge.</p> <p>21.7.2022 – The Chief Officer reported that progress was being made towards the delivery of the bridge, but progress was slow.</p> <p>11.8.2022 – The Chief Officer reported that there had been no further updates since the last meeting.</p> <p>29.09.22 – Cheshire East Head of Planning confirmed that they have received a package of technical information from Morris Homes. Cheshire East Planning Officers are now preparing a briefing note to summarise the proposals, the impacts of construction and including input from other services. Once this has been completed (hopefully 2-3 weeks) a meeting will be arranged to explain the next steps/options.</p>

Planning Committee – 13th October 2022

Planning Applications lodged with Cheshire East Borough Council for weeks commencing:

- 5th,12th,19th and 26th September

Planning Application Number	Proposal	Location
1	22/2589T Felling of the mature Copper Beech tree in the front garden of 190 Biddulph Road on the grounds of safety risk to buildings and highway. Replacement of the removed tree by a young Copper Beech tree.	190 Biddulph Road, Congleton, Cheshire East, CW12 3LS
2*	22/2618C Prior approval for a change of use from office to residential dwelling house.	1, HEYWOOD STREET, CONGLETON, CW12 4DL
3	22/2889T At the back of my property there are a row of trees which have been there since we moved in. They are subject to a TPO (see document). They are incredibly tall and now block the sunlight from our garden by 3pm. I fear that they will break in the wind due to the growth of them. One of them has a disease and the leaves have black spots on it.	19, LONGDOWN ROAD, CONGLETON, CW12 4QH
4*	22/3280C Certificate of lawful proposed development for two single storey extensions, one to the rear and one to the side of the house.	13, FALCON DRIVE, CONGLETON, CW12 3UJ
5	22/3417C Proposed 2-storey detached dwelling and single-storey detached garage. Previously approved outline application reference - 19/2507C.	Land Adjacent To 27, TUDOR WAY, CONGLETON
6*	22/3483C Prior Approval of a single storey rear extension, extending 4.50m beyond the rear wall, maximum height of 3.00m and eaves height of 3.00m	73, FORGE LANE, CONGLETON, CW12 4BL
7	22/3527C Single storey rear extension, first floor infill extension over garage and internal remodelling	41, BIRCH ROAD, CONGLETON, CW12 4NN

8*	22/3569C	Single Storey Side Extension & Alterations	12, SWEET BRIAR COURT, ASTBURY, CW12 4GY
9*	22/3596C	Single Storey rear Extension	5, DERWENT DRIVE, CONGLETON, CW12 3RN
10*	22/3610C	Construction of porch to front elevation.	5, ANNAN CLOSE, CONGLETON, CW12 3RZ
11*	22/3626D	Discharge of conditions 9, 15, 16, 17 & 20 on approved application 20/5760C - Reserved matters application for 178no dwellings including associated roads, car parking and landscaping works.	Land At, BACK LANE, CONGLETON
12*	22/3627D	Discharge of conditions 22,31,32 & 33 on approved application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential 13dwellings (use class C3) and em14ployment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.	Land At, BACK LANE, CONGLETON
13*	22/3666C	Advertisement Consent for Single sided part illuminated fascia panel sign complete with internally illuminated lettering.	UNIT 1A, WEST HEATH SHOPPING CENTRE, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NB
14*	22/3762C	Single storey rear extension, single storey enclosed porch to west elevation, and demolition of existing greenhouse to create additional parking and turning.	Bank Place, 1, TOMMYS LANE, CONGLETON, CHESHIRE, CW12 2EZ
15	22/3763T	Works to Flowering Cherry, Oak, Beech, Sycamore and Berry Trees	1 Trinity Court, Hulton Close, Congleton, CW12 3TF
16*	22/3864C	Non-Material Amendment - Relocation of public link footpath between north and south sites and adjustments to plot driveways	Land Off, MANCHESTER ROAD, CONGLETON