

## CONGLETON TOWN COUNCIL

### Minutes of the Planning Committee Meeting held on 25<sup>th</sup> April 2024

In attendance:

Committee Members: Councillors      Amanda Martin (Chair)  
Robert Brittain (Vice Chair)  
Suzie Akers Smith  
David Brown  
Suzy Firkin

Ex Officio

Non-Committee member:

Congleton Town Council                      David McGifford Chief Officer

0 Members of the press

0 Members of public

#### **1. Apologies for Absence**

There were no apologies for absence.

#### **2. Minutes of Previous Meetings**

**PLN/35/2324 Resolved** to approve and sign the minutes of the meeting planning meeting on 21<sup>st</sup> February 2024 **subject to the inclusion of the following Planning Appeals :-**

- 23/2810C
- 21/0226C

#### **3. Declarations of Disclosable Pecuniary Interest**

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillors: David Brom (NP) Cheshire East Council

#### **4. Outstanding Actions**

There were no outstanding actions

#### **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. Planning Enforcement**

## **7.1 Astbury Place / Congleton Park Section 106**

No updates received

## **8. Planning Applications Section 1**

There were no applications brought forward to section 1

## **9. Neighbourhood Plan**

The Chief Officer advised that a meeting with Urban Imprint had taken place during the day of this meeting and the outcomes were as follows:

- Officers had provided comments about the 27 policies generated by Urban Imprint, councillors on the working group need to respond by Wednesday 1<sup>st</sup> May 2024
- A draft N Plan will be generated from the policy responses ahead of the Planning Committee on the 30<sup>th</sup> of May.
- Depending on feedback from the working group and the planning committee we would be looking to gain council approval at the next council meeting in June.
- Subject to council approval of both the N Plan and a proposed consultation plan the Regulation 14 consultation could start by the end of June 2024.

## **10. Planning Checklists**

All Committee Members to have final opportunity to review and comment before a revised version comes back to a future Planning Committee for proposed adoption.

## **11. Planning Appeals**

Planning appeals were in progress for the following applications:-

- 23/2810C
- 22/1134D
- 21/0226C

## **12. Licensing Applications**

**PLN/36/2324 Resolved to** approve the Licensing application for:

Throstles Nest 11 Buxton Road Congleton CW12 2DW

## **13. Planning Applications Section 2**

**PLN/37/2324 Resolved** that stars on items 7 and 11 be removed and that remaining applications with stars being noted as no objection

Planning List W/C 18<sup>th</sup> Mar, 25<sup>th</sup> Mar, 1<sup>st</sup> Apr, 8<sup>th</sup> Apr, 15<sup>th</sup> Apr.

1.	<a href="#">24/0484C</a>	SINGLE-STOREY REAR EXTENSION FOR DISABLED OCCUPANT, DROPPED KERB AND OFF ROAD	9, EARDLEY CRESCENT, CONGLETON, CW12 1ND	No Objection
2.	<a href="#">24/1118C</a>	Safeguarding Fencing to School Perimeter	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ	Objection on the grounds of insufficient information for the council and residents to understand the position of the fence, its purpose and its impact on trees and hedgerows
3.	<a href="#">24/1133C</a>	Demolition of existing conservatory and construction of single-storey rear extension and first-floor side extension over existing garage.	30, BROOKLANDS ROAD, CONGLETON, CW12 4LU	No Objection
4*.	<a href="#">24/1187D</a>	Discharge of conditions 7 and 12 on application 22/2824C: Application for construction of 1no. detached two storey dwelling including formation of new vehicular access onto Leek Road	43, CROSS LANE, CONGLETON, CHESHIRE, CW12 3JX	No Objection
5.	<a href="#">24/1211C</a>	Redevelopment of the site including the demolition of the current buildings and the construction of a new dwelling with associated landscaping and parking (re-submission of application 21/0226C)	MOSSLEY HOUSE LODGE, BIDDULPH ROAD, CONGLETON, CW12 3LQ	No Objection
6.	<a href="#">24/1227C</a>	Proposed expansion of leisure destination venue including change of use of land to accommodate adapted shipping container units	Land bound by Princess St and Mill St, CONGLETON, CHESHIRE, CW12 1AB	No Objection

		for mixed use including E (a) retail sale of goods, E (b) consumption of food and drink on the premises, E (c) (ii) professional services, E (c) (iii) other services, E (d) indoor sport/fitness, E (g) (i) offices and B8 ancillary storage. Creation of seated courtyard area with canopies, access, hard and soft landscaping, and boundary treatments		
7.	<a href="#">24/1235C</a>	Replacement agricultural building for the storage of Hay, Straw and implements	53, MOSS ROAD, CONGLETON, CW12 3BN	No Objection
8.	<a href="#">24/1316C</a>	Proposed two story front and side extension and remodelling of existing dormer bungalow.	Colwyn, 218, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4HU	No Objection
9.	<a href="#">24/1345T</a>	T-1 Beech Crown reduce ponderous lateral limbs over house and garden on the south western and north eastern canopy by 3-4 meters (pic T-1) T-2 Beech Crown reduce western canopy by 2meters, crown raise over garden to 5meters above ground level, crown thin by 20% western side of canopy (pic T-2)	61, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	No Objection
10.	<a href="#">24/1355C</a>	Demolition of existing domestic garage and construction of replacement garage.	Land adjacent to 18, MOODY STREET, CONGLETON, CW12 4AP	Fully support

11.	<a href="#">24/1370C</a>	Variation of condition 2 (approved plans) on application 18/5083C - Proposed pair of semi-detached houses (2N° dwellings)	MARCH COTTAGE, ASTBURY LANE ENDS, CONGLETON, CHESHIRE, CW12 3AY  Decision Made/Withdrawn	No Comment
12*.	<a href="#">24/1330D</a>	Discharge of conditions 6, 7 on approval 22/1216C: Change of use from former Bank to create 2 small HMO's	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN	No Objection
13*.	<a href="#">24/1427D</a>	Discharge of conditions 4, 6, 7, 8 & 9 on approved application 22/1218C: Listed Building Consent for Change of use from former Bank to create 2 small HMO's,	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN	No Objection
14.	<a href="#">24/1400C</a>	Lawful Development Certificate for Proposed extension of the existing driveway using permeable subbase and surface materials.	176, BIDDULPH ROAD, CONGLETON, CW12 3LS	No Comment