

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 30th May 2024

In attendance:

<u>Committee Members: Councillors</u>	Amanda Martin (Chair) Robert Brittain (Vice Chair) Heather Pearce Liz Wardlaw
Ex Officio	Kay Wesley Mayor
Congleton Town Council	David McGifford Chief Officer

Members of the press
Members of public

1. Apologies for Absence

Were received from Cllrs Suzie Akers Smith, David Brown, Charles Booth, Robert Douglas and Suzy Firkin

2. Minutes of Previous Meetings

PLN/01/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 25th April 2024 subject to amending item 10 to state – 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.

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from Councillor Liz Wardlaw on matters relating to Cheshire East Council

4. Outstanding Actions

None

5. Questions from Members of the Public

None

6. Urgent Items

There were no urgent items

7. Planning Enforcement

- 7.1 Astbury Place / Congleton Park Section 106 – no further updates received , Cllrs Wardlaw and Brown to continue to question CEC about current status
- To start to review issues relating to trees in estates off Manchester Road
- To review highways improvements on Seddons Estate Canal Road

8. Planning Applications Section 1

There were no applications brought forward to section 1

9. Neighbourhood Plan

The Chief Officer advised that the policies received from Urban Imprint have been circulated to all members of the Planning Committee and requested that any comments be forwarded to him. The N Plan Development Group will review and incorporate any comments made.

10. Planning Checklists

PLN/02/2425 Resolved to defer the Planning Checklist to another meeting once Cllr Martin and Firkin have met to agree on the details. A meeting is to be arranged by the Chief Officer.

11. Planning Appeals

Planning appeals were in progress for the following applications:-

- [22/1134D](#) - Land off, Lamberts Lane, Congleton (Discharge of conditions 5 & 8 on approval 21/4786C)
- [21/0226C](#) - Mossley House Lodge (Redevelopment of the site, including the demolition of the current buildings)

12. Licensing Applications

There were no licensing applications.

13. Planning Applications Section 2

PLN/03/2425 Resolved that –

- The star on item 14 be removed
- That all other starred items are recorded as no objection
- Record no comment on any of the applications that had already been decided and no objection to any of the other starred items.

Planning lists W/C 15th, 22nd, 29th April 6th, 13th & 20th May.

1.	24/0663C	Garage conversion	21, FORGE LANE, CONGLETON, CW12 4HF	No objection
2*.	24/1132C	Construction of a 1m long wall, no higher than 1m and no wider than 300mm, and installation of a Daikin Air-Source Hot water heat pump at the rear of the property.	28, BLOSSOM GATE DRIVE, CONGLETON, CW12 4ZR	No objection
3.	24/1181D	Discharge of Conditions 6 & 12 on approval 23/4386C for variation of condition 2 on approval 22/2469C for a replacement dwelling	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD	No objection
4*.	24/1429C	Non-material amendment to application 18/0200C. DECISION MADE	11, BRADWELL GROVE, CONGLETON, CHESHIRE, CW12 3HD	No Comment
5.	24/1495C	Proposed Double Storey Rear Extension, Single Storey front Garage extension & Modernisation to front elevation	30, KENDAL COURT, CONGLETON, CW12 4JN	No objection
6.	24/1518C	We wish to extend to the side of our house, where the garage is currently located. We will be building a single-storey extension to increase the floor space in our lounge/kitchen dining area.	7, HILLFIELDS CLOSE, CONGLETON, CW12 1NW	No objection
7.	24/1558C	Listed Building Consent for Proposed new	Moody Terrace Dental Practice	

		single-storey rear extension to provide improved dental facilities and ancillary spaces. Proposed Internal alterations to improve circulation/access.	Limited, 17, MOODY STREET, CONGLETON, CW12 4AN	No objection
8.	24/1565C	Erection of Double Garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	No objection
9.	24/1566C	Erection of Double Garage	Moody House, 6, MOODY STREET, CONGLETON, CW12 4AP	No objection
10*.	24/1587D	Discharge of conditions 3, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18 & 20 on approval 21/4841C.	Former Dane Bridge Mill Site, MILL STREET, CONGLETON	No objection
11*.	24/1676C	Non-Material Amendment on approval 19/3624C: Minor amendments to the layout to accommodate an additional parking space for plot 57 DECISION MADE	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD	No comment
12.	24/1717C	Proposed extension and alterations to existing dwelling.	31, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER	No objection
13.	24/1726C	Four advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline. Template for the signs will be in line with	Eaton Bank Roundabout, CONGLETON	Objection Road safety as it is a distraction for drivers and has a recent history of accidents. It is also poorly lit

		Cheshire Easts Council Guidelines		
14.	24/1781D	Discharge of conditions 17 (Bin Storage) & 26 (Cycle Storage) on approved application 16/3840C - Full planning permission for development of 83 dwellings including the provision of informal areas of landscaping, off road vehicular parking with vehicular and pedestrian access from Back Lane.	Land North Of Chestnut Drive And West Of, BACK LANE, CONGLETON	Objection Over 50% of the properties do not have garages and therefore do not provide provision for storage of bicycles . A Shared storage facility would be acceptable