



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

1 August 2024

Dear Councillor

Planning Committee Meeting – Thursday 8th August 2024

You are summoned to attend a meeting of the Planning Committee on **Thursday 8th August 2024** 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

To approve the [planning meeting minutes of the 4th July 2024](#)

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 for each application/subject.

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 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. Public Right of Way Consultation. (Enclosed)

To note or comment on planning consent for the Bloor Alderley Gate development in Hulme Walfield, Public Footpath No.2, which runs from Giantswood Lane to Lomas Way.

10. Neighbourhood Plan (Enclosed)

To receive an update on the progress of the Neighbourhood Plan.

11. Planning Appeals

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

12. Licensing Applications

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

13. Planning Applications Section 2 (Enclosed)

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

There will be no comment recorded on any of the items that were already decided and no objection to any of the other starred items.

To: Planning Committee Members

Cllrs: **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 4th July 2024

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

In attendance:

Committee Members: Councillors

Amanda Martin (Chair)
Robert Brittain (Vice Chair)
Charles Booth
David Brown
Robert Douglas
Suzy Firkin
Heather Pearce
Rob Moreton

Ex Officio

Kay Wesley Mayor

Congleton Town Council

David McGifford (Chief Officer)

Members of the press 0
Members of the public 3

1. Apologies for Absence

Apologies received from Cllr Liz Wardlaw

2. Minutes of Previous Meetings

PLN/04/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 30th May 2024

3. Declarations of Disclosable Pecuniary Interest

Declarations of “non-pecuniary” (NP) and “pecuniary” (P) interests were received from David Brown on matters relating to CEC, Robert Douglas and Suzy Firkin NP 24/2179C

4. Outstanding Actions

None

5. Questions from Members of the Public

No Questions

6. Urgent Items

No Urgent items raised

7. Planning Enforcement

- 7.1 Astbury Place / Congleton Park Section 106

No further updates

8. **Planning Applications Section 1**

Planning application number 20 - 24/2179 was brought forward, comments against this application are in agenda item 13 Planning List section 2

9. **Neighbourhood Plan** - Re-draft Regulation 14

Whilst the report was noted concerns were raised that comments sent to Urban Imprint appeared not to have been taken into consideration or no explanation as to why they were not considered. (Cllrs Martin and Firkin)

Councillors are encouraged to read the plan and forward any comments within the stated timescale. Suggested that interested residents could be brought into either the development of the plan or to support the consultation process. **Urgent** need for the Working Group to meet to resolve any issues relating to the current draft plan and to start creating a plan for the Regulation 14 Consultation that is as inclusive as possible.

10. **Planning Appeals**

Planning appeals were in progress for the following applications but were not discussed

- [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)
- [23/2173C](#) – Cheshire Tarven - Advertisement Consent for the erection of illuminated and non-illuminated signs to the exterior of the building.

12. **Licensing Applications**

APPLICATION has been made by Aldi Stores Limited to the Licensing Authority of Cheshire East Council for a Premises Licence for the Aldi Store at Viking Way, Congleton. The proposed licensable activity is

The sale by retail of alcohol for consumption off the premises each day of the week between 06:00 and 00:00

PLN/05/2425 Resolved to have no objection to the proposed sale of alcohol

13. **Planning Applications Section 2**

PLN/06/2425 Resolved that we had no comment on any of the items that were already decided and no objection to any of the other starred items.

Planning Lists W/C 13-5/20-5/27-5/ 3-6/10-6/17-6.

1*.	24/1765C	Certificate of proposed lawful development. DECISION MADE	24, DOREEN AVENUE, CW12 3JE	No Comment
2	24/1777C	Replacing the front and side hedgerows with fencing to the same height.	9, Linksway,, CW12 3BS	No Comment
3*.	24/1778D	Discharge of Conditions 4, 6, 9, 10, 12, 13 & 18 on approval 22/0854C	Ladyline Coaches, CROUCH LANE, CW12 3PT	No Objection
4	24/1779C	Proposed pair of semi-detached houses (2no. dwellings)	Land Adj (to the west of), MARCH COTTAGE, ASTBURY LANE ENDS,	Objection due to inadequacy of parking space
5*.	24/1780D	Discharge of conditions 5, 10 & 15 on approval 20/3974C.	Land West Of, GOLDFINCH CLOSE	No Objection
6*.	24/1782D	Discharge of conditions 16 & 24 on approved application 18/2516C: Variation of condition 18 on approval 16/3840C for 83 dwellings	Land west of Back Lane, Land west of Back Lane, Congleton	No Objection
7	24/1783C	Variation of Condition 2 (approved plans) on approval 22/0854C	Ladyline Coaches, CROUCH LANE, CONGLETON, CW12 3PT	No objection
8	24/1822C	Full planning application for the demolition of certain existing buildings and the erection of a new Clinical Diagnostic Centre (CDC).	Congleton War Memorial Hospital, CANAL ROAD, CONGLETON, CHESHIRE, CW12 3AR	Fully support the development of the facilitybut noted that the travel statement is inadequate and needs to be developed in conjunction with CEC and being made more inclusive
9	24/1906C	Change of use to the first floor only from office and restaurant to residential HMO	Office First Floor, The Huub Building, MANCHESTER ROAD, CONGLETON	Objection inappropriate change of use of building and mix of activities . Poor location. no amenity space, bin space, space for domestic facilities or health and wellbeing

10	24/2017C	Proposed conversion shop with living quarters above into a single house class C3	66, HAVANNAH STREET, CONGLETON, CW12 2AT	No Objection
11 *	24/2072C	Proposed internal and external alterations to refurbish property for residential service	Greengables Care Home, 54, SANDBACH ROAD, CONGLETON,	No Objection
12 *	24/2073C	Listed Building Consent for proposed internal and external alterations to refurbish property	Greengables Care Home, 54, SANDBACH ROAD, CONGLETON, CW12 4LW	No Objection
13	24/2078D	Discharge of conditions 5 & 6 on approved application 20/5658C:. DECISION MADE.	Household Waste Recycle Centre, Barn Road, Congleton, CW12 1LJ	No Comment
14 *	24/2088C	Prior Approval of proposed single storey rear extension	68, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NG	No Objection
15	24/2116C	Loft conversion including rear dormer and velux windows	19, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF	No Objection
16 *	24/2124D	Discharge of conditions 3 and 4 on approval 22/0540C	Bradshaw House, 21, LAWTON STREET, CW12 1RU	No Objection
17	24/2134T	WORKS TO TREES IN CONSERVATION AREA	61, PARK LANE, CHESHIRE, CW12 3DD	No Objection
18	24/2155D	Discharge of conditions 6, 18 & 19 on 18/6250C	Land Off, GOLDFINCH CLOSE, CONGLETON	No Comment
19	24/2165T	WORKS TO TPO TREES	Clayton Manor, ROOD HILL, CW12 1YZ	No Objection
20	24/2179C	first floor extension over the existing single storey side extension to create	138, BOUNDARY LANE, CONGLETON, CW12 3JF	Objection Out of keeping with the streetscape, no measures to combat noise, loss of privacy. Due to

		a further bedroom on the first floor		increase in occupancy not sufficient parking. Support the Local Plan comments of Mrs TC Roussarie 136 Boundary Lane within the Planning Comments on the CEC website Ref SE1 Design Clause 4 Ref HOU 11 clauses 2,3 Ref HOU 12 Ref GEN 1 Clause 1
21 *.	24/2246C	Proposed single storey rear extension.	27, LAMBERTS LANE, CW12 3AU	No Objection
22	24/2264T	Works to various trees.	Heather Brae Mews, 57, SANDBACH ROAD, CONGLETON, CW12 4LH	No objection however request that the 2 dead trees are replaced by 6 trees. Alternatively donate 6 trees to the Congleton Tree Group 01260 270350
23	24/2273C	Dividing the existing plot in two utilising the existing access to serve a new four bedroom property.	120, BIDDULPH ROAD, CW12 3LY	No Objection
24	24/2285C	Proposed loft conversion and dormer to side elevation.	42, PARK LANE, CONGLETON, CW12 3DG	No Objection
25	24/2287C	Proposed pitched roof dormer to front elevation	28, Blackshaw Close, Congleton, CW12 3TB	No Objection
26	24/2336C	Demolition in conservation area	2 , HOWEY LANE, CONGLETON, CW12 4AE	No Objection
27	24/2243C	Proposed first floor side extension and loft conversion	36 Howey Hill CW12 4A	Objection We believe the proposed extension overdevelops the site and impinges on the privacy of the neighbour and impacts on the natural light

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	8 th August 2024	LOCATION	Congleton Town Hall
REPORT FROM	David McGifford Chief Officer		
AGENDA ITEM REPORT TITLE	Item 9 Public Right of Way Consultation		
Background	<p>On the 11.7.24 I received the following information from Genni Butler who is the Public Rights of Way Officer for Cheshire East Council.</p> <p>Due to a matter being close to the boundaries of the Hulme Walfield & Somerford Booths Parish and Congleton Town, I am writing to both Parish and Town Councils.</p> <p>As part of the planning consent for the Bloor Alderley Gate development in Hulme Walfield, Public Footpath No.2, which runs from Giantswood Lane to Lomas Way, was constructed to a 3m width so it could be used by cyclists as well as pedestrians to aid both active travel and leisure. Now that the estate roads have been adopted, we have the landowner agreement to enter into a creation agreement under section 25 of the Highways Act 1980 to upgrade the legal status of the footpath to bridleway. This will mean that it can be signed and mapped as a bridleway so that pedestrians, cyclists and horse riders can use the route. The route is shown on the attached plan.</p> <p>The route runs within a green infrastructure corridor between the two roads and is maintained under the arrangements for the public open space of the development site. A proposal to install dropped kerbs at the ends of the route to ease onward travel is being assessed by Cheshire East Highways presently.</p> <p>I would welcome any comments you may have on this proposal ahead of Wednesday 21st August 2024 prior to the proposal being put to the Council's Highways and Transport Committee for decision to enter into the creation agreement, which is scheduled for 19th September 2024</p>		
Financial Implications	To be considered and agreed at the meeting – suggest none to CTC		
Environmental Implications	To be considered and agreed at the meeting		
Equality and Diversity	To be considered and agreed at the meeting		
Decision Requested	To agree a response		

385750

386000

364750

364750

364500

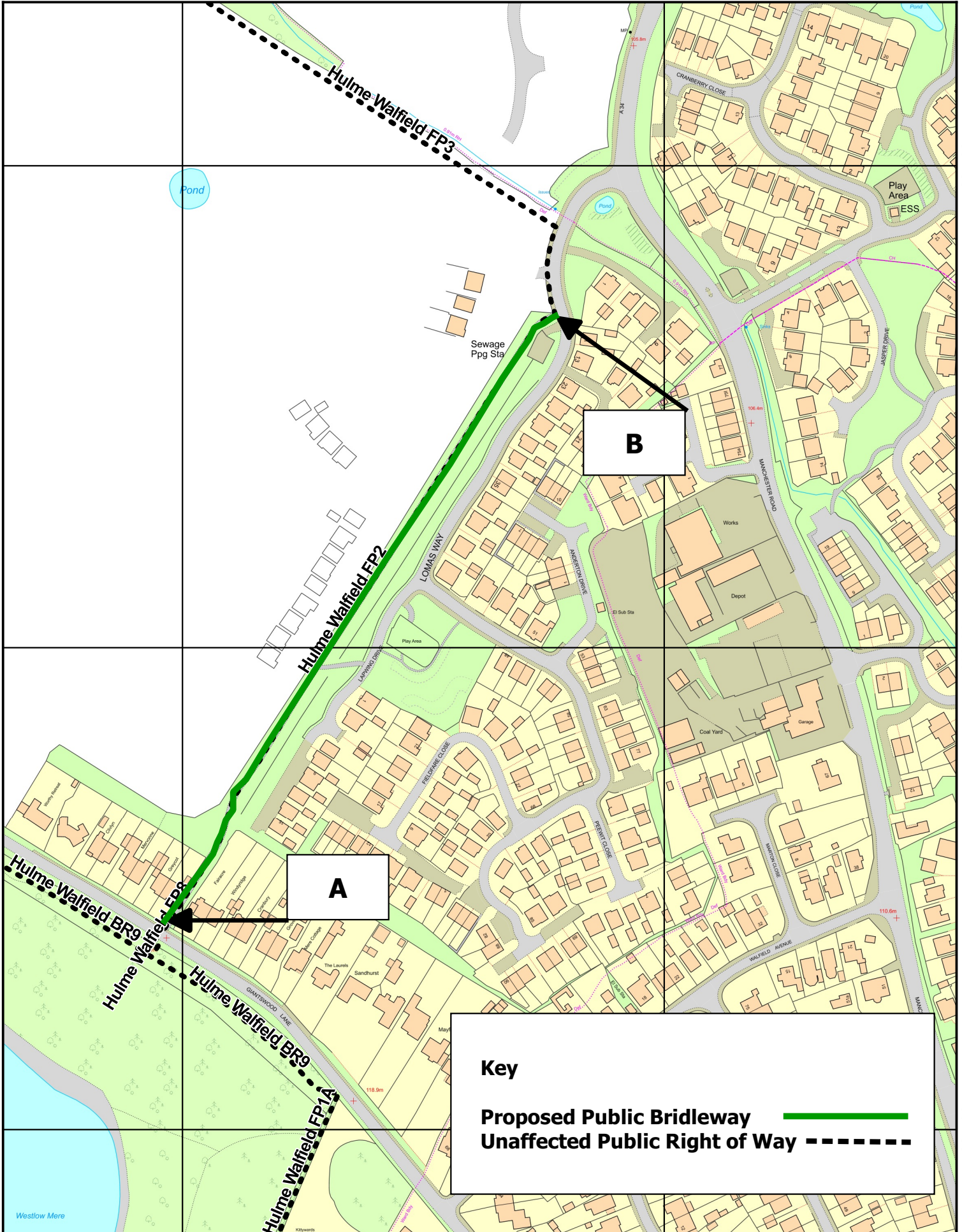
364500

364250

364250

385750


386000




A

B

Key

Proposed Public Bridledway 

Unaffected Public Right of Way 



1:2500

Proposed Creation Agreement
Public Bridledway in the Parish of
Hulme Walfield

Plan No.
HA/151

This is a working copy of the definitive
map and should not be used for legal
purposes



CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	8 th August 2024	LOCATION	Congleton Town Hall
REPORT FROM	David McGifford Chief Officer		
AGENDA ITEM REPORT TITLE	10 Neighbourhood Plan		
Update	<p>Urban Imprint (UI) has updated the draft Reg 14 document based on the written feedback and comments received at the meeting of the working group on the 12th July 2024. The updated plan was sent back to members of the working group on the 31st of July for further scrutiny with a deadline to receive any final comments by 5pm on the 6th of August. It was agreed at the meeting that the updated plan would be passed through to relative interest/focus groups to pass comments.</p> <p>The areas where we are inviting comments include the following:</p> <ul style="list-style-type: none">• Heritage• Environment / Biodiversity• Congleton Partnership• Transport• Equal Access <p>It is hoped that this interest/focus group will become advocates and help generate responses during the Reg 14 Consultation phase via their groups. Any points raised would be taken into consideration by members of the working group and Urban Imprint to create a final version of the Neighbourhood plan that will be presented for approval by the Planning Committee. Should there be any further amendments these will be included before the plan is taken to Council for final approval.</p> <p>It is imperative that we have a clear plan on how we are going to consult with residents as we need to demonstrate that residents have had the opportunity to have their say about Congleton's Neighbourhood Plan. The consultation plan will also be presented to Council with the Neighbourhood Plan for awareness and comment.</p> <p>A finalised version will be taken to Planning committee for approval and the final version of the Regulation 14 Neighbourhood Plan and the proposed Public Consultation Plan will be taken to Council for approval.</p> <p>Subject to there being no significant issues with the above we are looking to progress with the Regulation 14 Consultation in late September which will last for a minimum of 6 weeks</p>		
Financial Implications	None related to this report, costs of the consultation materials and activity will be presented at the meetings of the Planning Committee and the Council.		
Environmental Implications	These should be considered during the development of the draft plan and the proposed methods of consultation		
Equality and Diversity	The plan needs to be accessible to all which needs to be incorporated into the Regulation 14 Plan and the proposed methods of consultation		
Decision Requested	To receive this update		

1.	<u>24/1511C</u>	Reserved Matters application for appearance, landscaping, layout & scale following Outline approval 17/1000C for up to 500 dwellings, site for new primary school, local shopping facility together with associated open space, green infrastructure, pedestrian and cycle links	Land Between Manchester Road and GIANTSWOOD LANE, HULME WALFIELD
2*.	<u>24/2256C</u>	We want to remove a non-original stud wall that divides the original first-floor room into two separate bedrooms.	15, MOODY STREET, CONGLETON, CW12 4AN
3*.	<u>24/2367C</u>	Reserved Matters Application for electrical substation and associated high-voltage cabling forming part of the required infrastructure to deliver consented development pursuant to application reference: 16/1824M	Land to the north of the existing Radnor Park Trading Estate and to the east of Back Lane, Congleton
4.	<u>24/2394T</u>	Cut back from Lamppost to clear by 2mx 1 lime tree at site & Remove epicormics at base of tree to 3m to clear for inspection out of lift and to clear FP	FOOTPATH BETWEEN BLACKSHAW CLOSE AND MINTON CLOSE, CONGLETON
5.	<u>24/2497C</u>	Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses	John Morley Importers Limited, MORLEY DRIVE, CONGLETON, CW12 3LF
6.	<u>24/2505C</u>	Demolition of existing garage & outbuilding, new side and rear two-storey extension and alterations to driveway.	16 , Blythe Avenue, Congleton, Cheshire East, CW12 4LQ
7*.	<u>24/2530C</u>	Certificate of lawful proposed development of rear single-storey domestic extension	31, CROSS LANE, CONGLETON, CW12 3JX
8*.	<u>24/2533D</u>	Discharge of Conditions 3, 4, 5 & 12 on 18/5440C - Erection of a single residential dwelling	Land At, Forge Lane, Congleton.
9.	<u>24/2536C</u>	Permission in principle for erection of up to a maximum of 4 dwellings	Land to Rear of ELM ROAD, CONGLETON, CHESHIRE, CW12 4PR
10.	<u>24/2541T</u>	Tag 5407 Sycamore - Reduce crown to 12m above ground level.	Amenity Land, GOLDFINCH CLOSE, CONGLETON
11*.	<u>24/2588C</u>	Two-storey and part first-floor rear extension	3, MOSS CLOSE, CONGLETON, CW12 3UG
12.	<u>24/2596D</u>	Discharge of Condition 6 on 20/5658C - Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping (<i>Installation of electric vehicle charging points</i>)	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ
13*.	<u>24/2598D</u>	Discharge of condition 5 of existing permission 20/3974C; Erection of 8 no. dwellings with associated infrastructure	Land West Of, GOLDFINCH CLOSE, CONGLETON
14*.	<u>24/2622C</u>	Prior Approval for demolition of certain existing buildings	Congleton War Memorial Hospital, CANAL ROAD, CONGLETON, CW12 3AR

15*.	<u>24/2656D</u>	Discharge of condition 16 on application 10/4480C: Demolition of Commercial Storage Building and Erection of 4 No. Dwellings	Former Valley Manufacturing Site situate, Former Valley Manufacturing Site, 11 - 13A North Street, Congleton, CW12 1HF
16.	<u>24/2657C</u>	Proposed erection of a pair of semi-detached dwellings on land adjacent to 87 Leek Road, Congleton.	87, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HX
17*.	<u>24/2682C</u>	Prior approval of brick & tile rear extension extending 4.30 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.50 metres.	3, ABBOTTS CLOSE, CONGLETON, CW12 3JD
18*.	<u>24/2687C</u>	Proposed lower ground floor rear extension, garage conversion, increase of terrace, pergola, and all associated works at 31 Daisybank Drive	31, DAISYBANK DRIVE, CONGLETON, CW12 1LX
19*.	<u>24/2686C</u>	Certificate of lawful use for proposed garage conversion and all associated works at 31 Daisybank Drive	31, DAISYBANK DRIVE, CONGLETON, CW12 1LX
20.	<u>24/2699C</u>	Planning in principle for the erection of 6 residential apartments.	West Road Clinic, West Road, Congleton, CW12 4ES
21*.	<u>24/2706C</u>	Certificate of proposed lawful use for conversion of existing loft with skylights and removal of chimney.	KITTYWARDS, 71, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2HH
22*.	<u>24/2732C</u>	Certificate of proposed lawful use for seeking to establish the lawful proposed development of a detached double garage incidental to the enjoyment of a dwelling.	Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG