

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 4th July 2024

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