

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 12th September.

In attendance:

Committee Members: Councillors

Amanda Martin (Chair)
Robert Brittain (Vice Chair)
Charles Booth
David Brown – agenda item 12 applications 19/20
Rob Moreton

Ex Officio

Kay Wesley (Mayor)

Non-Committee Member

Glen Williams

Congleton Town Council

David McGifford (Chief Officer), Jackie MacArthur re N Plan

Members of the press 0

Members of the public 0

1. Apologies for Absence

Apologies received from Cllrs Dawn Allen, Robert Douglas, Suzy Firkin, Heather Pearce and Liz Wardlaw

2. Minutes of Previous Meetings

PLN/11/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 8th August 2024

3. Declarations of Disclosable Pecuniary Interest

Cllr Rob Moreton declared a non-pecuniary interest in matters relating to Cheshire East Council

4. Outstanding Actions

There were no outstanding actions

5. Questions from Members of the Public

None received

6. Urgent Items

None received

7. Planning Enforcement

- 7.1 Astbury Place – No further updates
- Congleton Park Section 106 – The Chief Officer advised that a Freedom Of Information request has been made for this information – No further updates

8. Planning Applications Section 1

No applications were brought forward

9. Neighbourhood Plan

9.1 To approve the proposed update to the Planning Considerations Guidance

PLN/12/2425 Resolved to not approve the Planning Considerations Guidance but make reference to it within the Neighbourhood Plan

9.2 To approve the Regulation 14 Consultation Document

PLN/13/2425 Resolved to approve a proposed change to the front page which currently states the Plan Period being 2014- 2030. Proposed Change is **until 2030**.

9.3 To receive and comment on the proposed Consultation Plan

PLN/14/2425 Resolved to receive the draft consultation plan

10. Planning Appeals

Noted that applications 24/0801C, 23/2575C,23/2173C and 21/0226C were under appeal.

11. Licensing Applications

There were no licensing applications

12. Planning Applications Section 2

PLN/15/2425 Resolved to have no objection against all other applications

Planning List W/C 22/07, 29/07, 05/08, 12/08, 19/08, 26/08.

1.	24/2775C	Erection of six all-weather padel tennis courts (Use Class F2), associated boundary treatments and floodlighting following removal of existing all-weather sports pitch (Use Class F2) and associated boundary treatments	BUGLAWTON HALL, BUXTON ROAD, CONGLETON, CW12 3PG	No objection
2.	24/2855C	Prior Approval for standard steel framed agricultural building with fibre cement roof and profiled steel cladding/ Yorkshire boarding sides	Agricultural Building, MIDDLE LANE, CONGLETON	No comment
3.*	24/2885C	Proposed extension of the existing driveway to allow a	176, BIDDULPH ROAD, CONGLETON, CW12 3LS	No objection

		second car to park in front of the property.		
4.	24/2899T	T2 Sycamore reduce in height by approximately 3.5 meters. Reduce lateral limbs 1.5-2 meters to control the width of the tree. Undertake crown lifting of the lower branches of the tree by Approximately 3 metres.	15, MOODY STREET, CONGLETON, CW12 4AN	No objection
5.*	24/2920C	Proposed single-storey side extension.	MOSSLEY FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3JJ	No objection
6*.	24/2942C	Variation of condition 2 on application 23/0692C - Conversion of garage & link between house and converted spaces. Amendments to rear fenestration	62, HAREBELL DRIVE, CONGLETON, CW12 4FA	No objection
7*.	24/2949C	Proposed extension/alterations to existing bungalow and detached garage	6, MOSSLEY COURT, CONGLETON, CHESHIRE, CW12 3BW	No objection
8.	24/2963C	Proposed extensions and alterations	16, HAVANNAH LANE, CONGLETON, CW12 2EA	No objection
9.*	24/2998C	Proposed single-storey extension.	51A, MANCHESTER ROAD, CONGLETON, CW12 2HX	No objection
10.	24/3011T	Large chestnut tree in the rear garden which overhang the car park and pavement on Overton close. Crown lift to take off low hanging branches that are dangerous	Overton House, 61, WEST STREET, CONGLETON, CHESHIRE, CW12 1JY	No objection
11 *.	24/3014D	Discharge of condition 6 on approval 18/6250C: Erection of 14 dwellings (30% affordable) and open space with associated infrastructure and landscaping	Land Off, GOLDFINCH CLOSE, CONGLETON	No objection
12.	24/3035T	Tree identified as reference T1 in TPO Number Congleton Borough Council (Dane Bridge, Congleton Tree Preservation 2001) 56-204, and also Dane Court TPO Location Map sketch plan - reduce to clear building by 2 metres (remove approximately 2-3 metres from the limbs)	Dane Court, 21, MILL GREEN, CONGLETON	No objection
13.	24/3037C	Extension to provide garage/workshop, plus retrospective planning permission	Oak Lea Lodge, CROUCH LANE, CONGLETON,	

		for garage conversion carried out by previous owners. Additional car parking area with planter boarders also shown on proposals (should fall under Permitted Development).	CW12 3PT	No objection
14 *.	24/3043D	Discharge of conditions 12, 22, 36 on approval 21/4841C.	Former Dane Bridge Mill, MILL STREET, CONGLETON	No objection
15 *.	24/3048D	Discharge of condition 9(c) on approved application 15/2099C - Demolition of an existing building and the development of up to 236 dwellings including access	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	No objection
16 *.	24/3140C	Certificate of existing lawful development for an existing single-storey side extension.	1, Pool Bank Cottages, WEATHERCOCK LANE, CONGLETON, CW12 3PS	No objection
17.	24/3121C	Erection of a 2-storey dwelling, associated parking and landscaping	42, ASTBURY LANE ENDS, CONGLETON, CW12 3AY	No objection

18*.	24/3154D	Discharge of conditions 5, 7, 9, 16 & 18 on approval 23/3763C.	Copeland And Craddock Limited, GREENFIELD ROAD, CONGLETON, CW12 4PX	No objection
19.	24/3177T	T9 Ash - Fell. Limb loss, decline, ADB, over FP. T10 Elm – Fell. Stump regrowth, Heavy basal decay, over private garden. G11 Sycamore X2 – Fell. Heavy soil erosion at base, steam lean, land slip, exposed roots, over FP. T12 Ash – Fell. Stem lean, poor rooting area, heavy soil erosion, Stage 2 ADB, over FP. Tag 03474 Elm + adjoining Ash stem – Fell. Poor rooting, steam lean, decline from ivy suppression, over FP. Replanting: 15 Whips: 5 Oak, 5 Field Maple, 5 Lime. replanting on surrounding CE managed sites not back onto rope Walk FP due to poor soil conditions.	Amenity Land South Of River Dane Between Clayton By Pass And, MILL STREET, CONGLETON	Objection due to loss of trees which need to be replaced on a 3 new trees for every one felled basis in a location close by Noted that there was no expert view provided.
20.	24/3134C	Garage extension to the front elevation of dwelling and relocation of existing associated car parking spaces for home	Oak Lea Lodge, CROUCH LANE, CONGLETON, CW12 3PT	No Objection