



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

3rd October 2024

Dear Councillor

Planning Committee Meeting – Thursday 10th October 2024

You are summoned to attend a meeting of the Planning Committee on **Thursday 10th October 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 12th September 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 on each matter.

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

7.2 Section 106 – Freedom of information request sent 17th July 2024,

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. **Neighbourhood Plan** (Verbal Update)

Neighbourhood Plan Regulation 14 update if required following Council meeting 3.10.24.

10. Planning Checklists (Enclosed)

To review the planning checklists which include sustainability and inclusivity pages.

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.

Lounge, 14-16 Bridge Street, Congleton, CW12 1AY

LICENSING ACT 2003 APPLICATION FOR A PREMISES LICENCE

NOTICE is hereby given that, Loungers UK Limited, have applied to Cheshire East Council in respect of the premises known as Lounge, 14-16 Bridge Street, Congleton, CW12 1AY for a Premises Licence to provide the following licensable activities:

- The Sale of Alcohol between the hours of 10.00 and 00.00 daily for consumption On and Off the premises.
- The Provision of Late Night Refreshment between the hours of 23.00 and 00.30 daily

13. Planning Applications Section 2 (Enclosed)

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

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

To: Planning Committee Members

Clrs: **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 12th September.

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 – 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

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	10 th October 2024 7.00 pm	LOCATION	Bridestones
REPORT FROM	David McGifford – Cllrs Suzy Firkin & Amanda Martin		
AGENDA ITEM REPORT TITLE	10 Planning Checklist		
	<p>Background: At the 21st September 2023 Environment Committee an agenda item was discussed which proposed some additions to the checklist available to councillors at Planning Meetings. A number of councils now provide prompts to remind councillors to consider sustainability and biodiversity during deliberations on Planning applications.</p> <p>An example of such a checklist, based on those currently used by a number of other councils was provided to Environment Committee members. Committee members voted on the proposal to provide such a list to the Congleton Town Council Planning Committee. This vote was passed by the majority, however some additional ideas were suggested. In addition, it was requested that we create a similar list covering Building Inclusively. This has now also been done and reviewed by the Disability Access Working Group</p> <p>First presented to Planning Committee 30.05.24 - PLN/02/2425 resolved to defer the Planning Checklist to another meeting once Cllrs Martin and Firkin have met to agree on the details.</p> <p>All amendments have now been agreed upon and completed.</p> <p>The checklists have now been reformatted and combined with the Material Issues list that is available to all Councillors at a Planning Committee. The document is available for you to consider.</p>		
Financial Considerations	None		
Environmental Considerations	As all Council decisions are now scrutinised for their environmental impact it is appropriate that we ensure that Councillors grow in awareness of the Sustainability considerations involved and their impact on buildings and developments in Congleton.		
Equality Considerations	As all Council decisions are now scrutinised for their equality and inclusivity impacts it is highly desirable that Councillors are encouraged to consider the importance of such factors in buildings and developments within the town.		
Decision Requested	To replace the Material Issues checklist with the new augmented checklist including Sustainability and Inclusivity pages.		

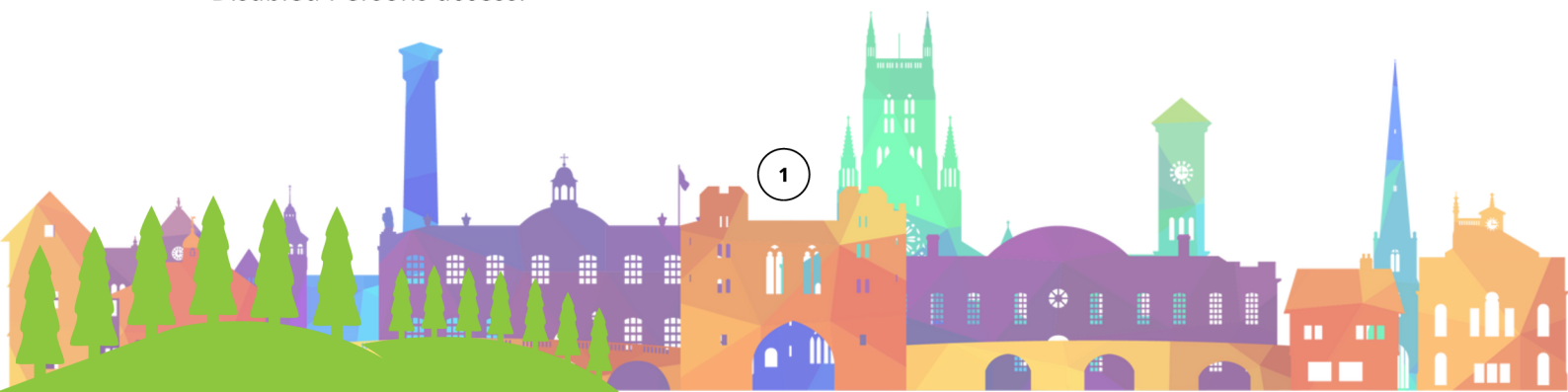
Planning Committee



Congleton
Town Council

When considering planning applications the most common 'material considerations' include the following, the list is not exhaustive:

- Local, strategic, regional and national planning policies.
- Government circulars, orders and statutory instruments.
- Previous planning decisions (including appeal decisions.)
- Design, visual appearance and materials.
- Layout and density of the building.
- Loss of daylight or sunlight.
- Overshadowing/loss of outlook (but not view loss).
- Overlooking/loss of privacy.
- Noise and disturbance from use.
- Smells
- Light Pollution
- Highway and safety issues.
- Traffic generation.
- Vehicular access
- Adequacy of parking.
- Loss of important trees.
- Landscaping.
- Nature conservation.
- Intrusion into the open countryside/green belt.
- Risk of flooding.
- Effect of listed buildings and conservation areas.
- Archaeology
- Hazardous materials and ground contamination.
- Disabled Persons access.





Building Sustainably

When considering any decisions, Town Council Policy is to consider the environmental issues associated with that decision. In the context of the planning process this checklist provides prompts for councillors to review the sustainability of developments. All points are compatible with National & Cheshire East Policy.

- Does the proposed design include features to minimize energy requirements?
- Is the use of reclaimed or recycled materials apparent in the application?
- Does the application address energy efficiency? For example triple glazing and LED Lighting.
- Are new homes to be fitted with a source of renewable energy?
- Are sites allocated for new housing easily accessible by walking/cycling /public transport?
- Does the application avoid the loss of local nature sites and green spaces?
- Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?
- Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?
- Does the application propose building on a flood plain?
- Does the application include, where appropriate, water saving measures such as using water butts and minimising surface runoff water in concrete areas?
- If it is a community or non-residential building, is it being built to take full advantage of current energy efficiency technology.





Building Inclusively

The consideration of equality issues is also Town Council Policy. This checklist has been reviewed in conjunction with Congleton's Equal Advisory Access Group as a prompt for councillors on relevant planning applications.

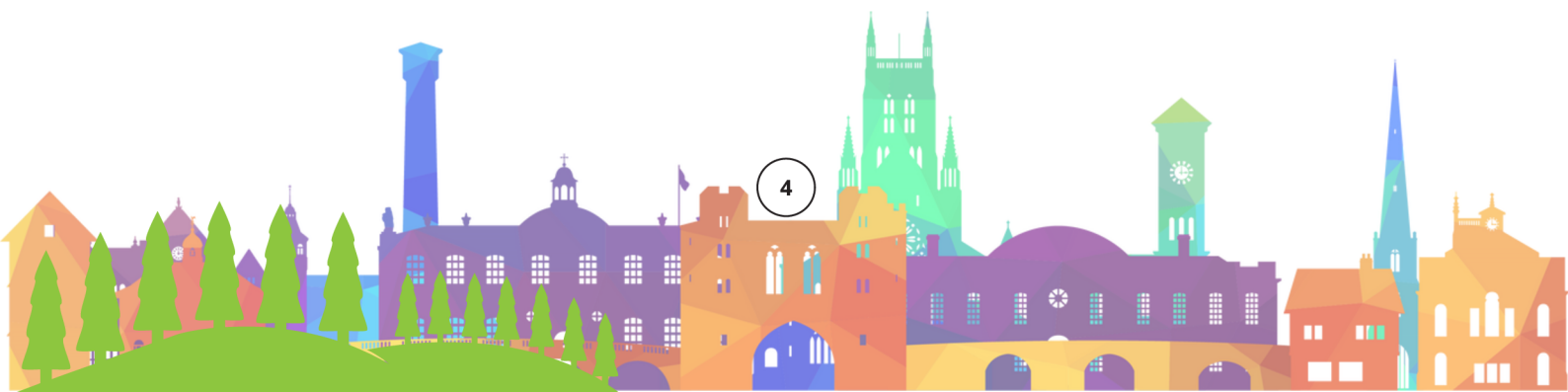
- Does the site have a Travel Plan which includes constructive and actionable suggestions for access improvement?
- Is supporting public transport infrastructure appropriately designed – for example, dropped kerbs, wide enough roads, bus stops?
- Are open spaces designed with accessibility and inclusion in mind – for example playgrounds and community open spaces?
- Has appropriate lighting been included to ensure night-time safety? Noting that excessive light pollution should also be avoided.
- Have developers included security measures related to home access – lighting, cameras, locks etc?
- Is any affordable housing component distributed rather than 'ghettoed'?
- Does the development include a community hub or consider access and connection to local community facilities?
- Has multi-generational living been considered? For example sufficient car parking for extended family and level access for those with limited mobility.
- If this is a supported living facility has extra consideration been given to access to transport and community facilities.





Finally a reminder of what cannot be taken into account. Many concerns cannot be addressed through the planning process and these include:

- Loss of view
- Loss of property value
- Breach of restrictive covenant
- Loss of trade to a competitor
- The level of profit a developer might make.
- Personal circumstances of the applicant (in most cases).
- Moral objections e.g. to uses such as amusement arcades and betting offices
- Matters controlled under Building Regulations or other non-planning laws e.g. structural stability, drainage, fire precautions etc
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Problems arising from the construction period of any works e.g. noise, dust, construction vehicles, hours of work etc.
- The development is already completed.



Planning Lists WC 26th Aug, 2nd, 9th, 16th, 23rd, 30th September

1*.	<u>24/2832C</u>	Advertisement consent for the installation of 6x Vinyls	TESCO, BARN ROAD, CONGLETON, CW12 1LR
2.*	<u>24/2939C</u>	Proposed single storey rear extension 3.85m from existing rear wall, with a maximum height of 3.72m and an eaves height of 2.39m.	16, SURREY DRIVE, CONGLETON, CW12 1NU
3.*	<u>24/3083C</u>	Double storey side extension	92, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HX
4*.	<u>24/3176D</u>	Discharge of condition 4 on application 23/4810C: Retrospective application for Change of Use from C3b to C2 to provide 9no. bedrooms with 9no. dedicated bathrooms (8 en-suite) plus communal and staff areas, associated parking and landscaping.	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ
5.	<u>24/3181C</u>	Change of Use to first floor only from office and restaurant to residential HMO	OFFICE FIRST FLOOR, The Huub Building, MANCHESTER ROAD, CONGLETON
6.	<u>24/3209C</u>	Certificate for an existing lawful use to qualify the B8 storage, repair and maintenance of vehicles uses at the site.	LAND NORTH OF, BANKY FIELDS, CONGLETON, CHESHIRE
7*.	<u>24/3222C</u>	Change of use from small HMO (Implemented consented scheme application reference 22/1216C) to create ground floor E use class and first floor apartment with associated external alterations.	13, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BN
8*.	<u>24/3276D</u>	Discharge of conditions 8 and 9 on approval 20/5658C: Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ
9.	<u>24/3282T</u>	T3, Prunus spp. Tree in decline, canopy has very low CSD and vigour becoming very sparse and discoloured. There is heavy mower damage at the base and extensive soil compaction on the root plate. Recommendation: Fell - to avoid failure onto pedestrians or vehicles	Adjoining garden and play area to Antrobus Street Car Park, ANTROBUS STREET, CONGLETON

		using the open space, play area, path or road	
10*.	<u>24/3336C</u>	Internal reconfiguration of the existing residential property and the construction of a new front porch extension.	THE PADDOCKS, 40A, BOUNDARY LANE, CONGLETON, CW12 3HZ
11.	<u>24/3355T</u>	Oak T32: Crown Thinning. This reduces the density of the tree's crown without changing the overall shape and size of the tree. Thinning reduces the amount of foliage and allows more light through the canopy or crown. The proposed thinning of 30% of the leaf area will allow for more light to enter the gardens and windows and maintain the tree's health. We completed the same crown thinning 10 years ago, and the tree is in need of this process again.	16, CHAFFINCH CLOSE, CONGLETON, CHESHIRE, CW12 3FE
12.	<u>24/3375T</u>	Tree works to Oak tree to crown reduce by 1 metre and shorten lateral branches by 0.5 metre	33, MELTON DRIVE, CONGLETON, CW12 4YF
13.	<u>24/3376T</u>	To re pollard goat Willow to previous points by 8 meters	4, BRADBURY GARDENS, CONGLETON, CW12 3SR
14*.	<u>24/3385D</u>	Discharge of Condition 5 on approval 20/3974C for erection of 8 no. dwellings with associated infrastructure	Land West Of, GOLDFINCH CLOSE, CONGLETON
15*.	<u>24/3396D</u>	Discharge of condition 29 on approved application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure..	Land to the north of the existing Radnor, Land at Back Lane, Cheshire

16*.	<u>24/3432D</u>	Discharge condition 16 on approved 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
17*.	<u>24/3441D</u>	Discharge of condition 36 on approval 16/1824M.	Land to the north of the existing Radnor, Land at Back Lane, Cheshire
18*.	<u>24/3448C</u>	Detached open garage	51, SANDBACH ROAD, CONGLETON, CW12 4LH
19*.	<u>24/3464D</u>	Discharge of conditions 9 & 19 on application 16/1824M - Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure	Land to the north of the existing Radnor Park Trading Estate and to the east of Back Lane, Congleton
20*.	<u>24/3477D</u>	Discharge of conditions 8 & 9 on approval 20/5658C: Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ
21.	<u>24/3485C</u>	Certificate of proposed lawful use for proposed loft conversion, change of hipped roof to gable and internal alterations.	36, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF
22*.	<u>24/3490C</u>	Non Material Amendment to application 20/5658C - Demolition and redevelopment of Household Waste & Recycling Centre to provide a drive-thru coffee shop, car parking, access and landscaping	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ
23.*	<u>24/3511C</u>	Advertisement consent for Fascia panel with company name (Logo Type 1) and tag line (Logo Type 2) on	74, MANCHESTER ROAD, CONGLETON, CW12 2HT

Planning Lists WC 26th Aug, 2nd, 9th, 16th, 23rd, 30th September

		front elevation, with a projecting sign (Logo type 3) also on the front elevation. Various vinyl graphics applied to the glass shop front, and finally an A board to stand outside the unit to advertise promotions.	
24.	<u>24/3523T</u>	To proceed with a crown lift to achieve 4m ground clearance and removal of deadwood	Street Record, Buckthorn Grove, Congleton, Cheshire East, CW12 4XQ
25.	<u>24/3525C</u>	Prior approval for change of use from a commercial building into 5No. self-contained apartments.	8-10, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB
26*.	<u>24/3531C</u>	Variation to condition 2 on application 23/3842C - Alterations to Listed Building to form new salon	52, HIGH STREET, CONGLETON, CHESHIRE, CW12 1BA