



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

28th November 2024

Dear Councillor

## **Planning Committee Meeting – Thursday 5<sup>th</sup> December 2024**

You are summoned to attend a meeting of the Planning Committee on **Thursday 5<sup>th</sup> December 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](mailto:info@congleton-tc.gov.uk) [www.congleton-tc.gov.uk](http://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 7<sup>th</sup> November 024](#).

### 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 17<sup>th</sup> 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.

**10. Licensing Applications**

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

Rustica, 1 Antrobus Street, Congleton, CW12 1HG

**APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003**

**NOTICE** is hereby given that we, Rustica Limited have applied on 1st November 2024 to Cheshire East Council in respect of the premises known as Rustica, 1 Antrobus Street, Congleton, CW12 1HG for a premises licence to provide the following licensable activity:

- Supply of Alcohol – Monday – Sunday – 10:00 – 23:00

Representations shall be made in writing to the below address on or before the following date: 29 November 2024.

**11. Planning Applications Section 2 (Enclosed)**

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

**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 7<sup>th</sup> November 2024

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

In attendance:

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

Ex Officio Kay Wesley (Mayor)

Congleton Town Council David McGifford (Chief Officer), Cathy Dean (Officer)

Members of the press 0  
Members of the public 0

#### **1. Apologies for Absence**

Apologies received from Cllrs Suzie Akers Smith, Liz Wardlaw.

#### **2. Minutes of Previous Meetings**

**PLN/20/2425 Resolved** to approve and sign the minutes of the meeting planning meeting on 10<sup>th</sup> October 2024.

#### **3. Declarations of Disclosable Pecuniary Interest**

Cllr Rob Moreton & Cllr David Brown 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 –

Councillor Robert Douglas has received a database from Cheshire East concerning Section 106 payments. The records will be reviewed in collaboration with the Chief Officer, and findings will be reported to the committee to determine the next steps.

**8. Planning Applications Section 1**

No applications were brought forward.

**9. Neighbourhood Plan (Verbal update)**

The Neighbourhood Plan is currently in week four of its eight-week consultation period. Weekly updates, including activity reports and statistics on website visitors and completed surveys, are being provided to councillors.

**Action:** Councillors are requested to engage with their local communities, distributing leaflets and surveys to encourage participation.

**10. Licensing Applications**

None.

**11. Planning Applications Section 2**

**PLN/21/2425** Resolved that no stars are to be removed and that remaining applications with stars are noted as no objection.

Planning List W/C 30th Sept, 7th, 14th, 21st & 28th October.

	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>	
1.	<a href="#">24/3445C</a>	23-25 West Street, Congleton, CW12 1JN	Certificate of lawful existing development - Confirmation of commencement of planning approval 21/2555C - this has been achieved through the demolition of the outbuilding annexe that is included within the description of the approval and within the red line	No Objection
2.	<a href="#">24/3568C</a>	89 Harvey Road, Congleton, Cheshire East, CW12 2DH	(none)	No Objection
3*.	<a href="#">24/3575C</a>	19 Howey Hill, Congleton, Cheshire East, CW12 4AF	Variation of Condition 2 (approved plans) on approval 24/2116C for loft conversion including rear dormer and Velux windows	No Objection
4*.	<a href="#">24/3663C</a>	53 Holmes Chapel Road Congleton Cheshire, CW12 4NU	Proposed side extension	No Objection
5.	<a href="#">24/3667C</a>	2 Chapel Street Congleton Cheshire, CW12 4AB	Change of use of the upper floor to 2 no. residential flats.	No Objection
6.	<a href="#">24/3678C</a>	44 Antrobus Street, Congleton, Cheshire East, CW12 1HB	The proposed additional window on the front elevation	No Objection
7.	<a href="#">24/3699C</a>	2 Chapel Street, Congleton, Cheshire East, CW12 4AB	Prior Approval for proposed change of use of the upper floor to 2no. residential flats.	No Objection
8*.	<a href="#">24/3704D</a>	Radnor Park Industrial Estate	Discharge of condition 12 on approval 16/1824M:	No Objection

	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>	
		Back Lane, Congleton, Cheshire East,	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.	
9.	<a href="#">24/4344/PRI OR-6</a>	Big Fenton Farm Peover Lane, Congleton, Cheshire East, CW12 3QH	Prior Approval of Mixed Use agricultural building	No Comment – 3 key documents are unable to be downloaded from Cheshire East Website.

Additional Planning List w/c 28<sup>th</sup> Oct

10.	<a href="#">24/3522T</a>	6 Randles View, Congleton, Cheshire East, CW12 3JN	G10 London plane tree to perform crown reduction by 3.5m and 2.5m crown lift and removal of deadwood.	No Objection
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Meeting ended 19:35 pm

	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
1.	<a href="#">24/3591</a>	Jobcentre Plus, Wagg Street, Congleton, CW12 4BD	Upgrade of heating system to the Congleton Job centre, including installation of air source heat pumps to the rear of the building (Conservation Area).
2*.	<a href="#">24/4096</a>	2 Bankhouse Drive, Congleton, CW12 2BH	Change of use of cattery to residential (Use Class C3)
3.	<a href="#">24/4194</a>		Large Willow tree at the very front of the property line which has grown very large and now leans over Park Lane road, the retaining wall is now cracked and bulging at the front due to the weight so we're asking for permission/giving notice on our intent to cut back the tree to make it safe, potentially remove it depending on the advice/guidance from the council
4*.	<a href="#">24/4222</a>	1 Sefton Avenue, Congleton, CW12 3DB	Removal of existing detached garage and replacement with new detached garage
5.	<a href="#">24/4234</a>	Pulse Fitness Limited, Radnor Park Greenfield Road, Congleton, CW12 4TW	Variation of Condition 3 on approved application 23/4297C - Change of use to section of existing warehouse into a gymnasium. (Class B8 to E) (Change condition No.3 to allow an opening time from 06:00 am Monday till Friday rather than 07:00 am.)
6*.	<a href="#">24/4281</a>	80 Edinburgh Road, Congleton,	Demolition of existing rear outhouse & erection of single-storey rear extension.
7.	<a href="#">24/4284</a>	18 Barnett Grove, Congleton, CW12 4WF	To carry out a 25% Crown Thin and to raise the canopy to 5 meters from the ground on the English Plane T2 tree
8.	<a href="#">24/4317</a>	14 Barnett Grove,	Plane tree T3 25% Crown thinning. Raise the canopy to 5 Metres removing sublateral. Return the lump on the right hand side to a maximum of 2 metres.



	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
		Congleton, CW12 4WF	Return the branch on the left hand side by 2 metres to balance the shape of the crown. The tree has not been pruned for 7 years and is approaching the conservatory and has a significant encroachment on neighbours gardens.
9*.	<a href="#">24/4344</a>	Big Fenton Farm Peover Lane, Congleton, CW12 3QH	Prior Approval of Mixed Use agricultural building
10.	<a href="#">24/4358</a>	Congleton War Memorial & Community Gardens	Ash Tag 2487 Branches South over Bench and FP selective end weight reductions by up to 2m. And remove deadwood over Bench. Remove all risings
11.	<a href="#">24/4381</a>	11 Moody Street, Congleton, CW12 4AN	Listed building consent for works to the boundary wall involving partial demolition and replacement.
12*.	<a href="#">24/4389</a>	Congleton Rugby Union Club, 78 Park Street, Congleton, CW12 1EG	Proposed single-storey rear extension.
13*.	<a href="#">24/4457</a>	34 Birch Road, Congleton, CW12 4NR	Proposed flat roof dormer to side elevation.
14.	<a href="#">24/4465</a>	65 Back Lane, Congleton, CW12 4PY	Proposed front porch
15*.	<a href="#">24/4478</a>	Land Off The Moorings, Congleton,	Discharge of condition 24 on approval 13/3517C: Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure

	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
16*.	<a href="#">24/4484</a>	19 Back Lane, Congleton, CW12 4PP	Proposed two-storey side extension and remodel of existing property.
17.	<a href="#">24/4580</a>	The Fairings Biddulph Road, Congleton, CW12 3LZ	TPO Ref 56-034. Lime tree - Biddulph Road Map Ref number A3 Needs to be felled (Diseased badly)
18.	<a href="#">24/4603</a>	Land To The Rear Of Elms Road, Congleton	Permission in Principle for erection of up to a maximum of 4 dwellings (resubmission of Permission in Principle Application Ref 24/2536C)