



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

1st November 2024

Dear Councillor

Planning Committee Meeting – Thursday 7th November 2024

You are summoned to attend a meeting of the Planning Committee on **Thursday 7th November 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

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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 10th of October 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.

10. Licensing Applications

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

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 10th October 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)
Suzie Akers Smith
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 Charles Booth, Robert Douglas, David Brown and Liz Wardlaw

2. Minutes of Previous Meetings

PLN/16/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 12th September

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 an update is expected within the month.

8. **Planning Applications Section 1**

No applications were brought forward.

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

Chief Officer advised that after the excellent work of Jackie MacArthur & Cathy Dean, the Neighbourhood plan is expected to be launched on 14th October for public consultation.

10. **Planning Checklists** (enclosed)

PLN/17/2425 Resolved to replace the Material Issues checklist with the new augmented checklist including the Sustainability and Inclusivity pages.

11. **Planning Appeals**

Noted that applications 24/0801C – Bullmoor Farm, Weathercock Lane, Congleton, CW12 3PZ
23/2575C - Bullmoor Farm, Weathercock Lane, Congleton, CW12 3PZ, and
23/2173 - The Cheshire Tavern, West Road, Congleton, CW12 4FY were under appeal.

12. **Licensing Applications**

PLN/18/2425 Resolved to have no objection to the proposed sale of alcohol:

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

13. Planning Applications Section 2

PLN/19/2425 Resolved that stars on items 1 and 20 be removed and that remaining applications with stars being noted as no objection

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

1.	24/2832C	Advertisement consent for the installation of 6x Vinyls	TESCO, BARN ROAD, CONGLETON, CW12 1LR	Objection – on the wasteful/environmental impact of removing existing vinyl, there is no information in the application on what purpose this serves & excluding natural light from the building.
2.*	24/2939C	Proposed single-storey rear extension 3.85m from the existing rear wall, with a maximum height of 3.72m and an eaves height of 2.39m.	16, SURREY DRIVE, CONGLETON, CW12 1NU	No objection
3.*	24/3083C	Double-storey side extension	92, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HX	No objection
4*.	24/3176D	Discharge of condition 4 on application 23/4810C: Retrospective application for Change of Use from C3b to C2 to provide	22, NEWCASTLE ROAD, CONGLETON, CW12 4HJ	No objection

		9no. bedrooms with 9no. dedicated bathrooms (8 en-suite) plus communal and staff areas, associated parking and landscaping.		
5.	24/3181C	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 on the grounds of housing standards for 8-bed HMO, room sizes, kitchen size and lack of external amenity space.
6.	24/3209C	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	Objection noted that there is no evidence that the site is operating commercial workshop. The area is identified as part of a recognised wildlife corridor.
7*.	24/3222C	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	No objection
8*.	24/3276D	Discharge of conditions 8 and 9 on approval 20/5658C: Demolition and redevelopment of Household Waste & Recycling Centre to	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ	No objection

		provide a drive-thru coffee shop, car parking, access and landscaping		
9.	24/3282T	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 using the open space, play area, path or road	Adjoining garden and play area to Antrobus Street Car Park, ANTROBUS STREET, CONGLETON	Objection as it's not clear that the tree is in bad health from visual checks. If felled it needs to be replaced with 3 trees within or close to the Margaret's Place garden as possible in line with CTC tree policy.
10*.	24/3336C	Internal reconfiguration of the existing residential property and the construction of a new front porch extension.	THE PADDOCKS, 40A, BOUNDARY LANE, CONGLETON, CW12 3HZ	No objection
11.	24/3355T	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	16, CHAFFINCH CLOSE, CONGLETON, CHESHIRE, CW12 3FE	No Objection

		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.		
12.	24/3375T	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	No Objection
13.	24/3376T	To re pollard goat Willow to previous points by 8 meters	4, BRADBURY GARDENS, CONGLETON, CW12 3SR	No Objection
14*.	24/3385D	Discharge of Condition 5 on approval 20/3974C for erection of 8 no. dwellings with associated infrastructure	Land West Of, GOLDFINCH CLOSE, CONGLETON	No objection
15*.	24/3396D	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	Land to the north of the existing Radnor, Land at Back Lane, Cheshire	

		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..		No objection
16*.	24/3432D	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	No objection
17*.	24/3441D	Discharge of condition 36 on approval 16/1824M.	Land to the north of the existing Radnor, Land at Back Lane, Cheshire	No objection
18*.	24/3448C	Detached open garage	51, SANDBACH ROAD, CONGLETON, CW12 4LH	No objection
19*.	24/3464D	Discharge of conditions 9 & 19 on application 16/1824M -	Land to the north of the existing Radnor Park	

		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	Trading Estate and to the east of Back Lane, Congleton	No objection No objection
20.	24/3477D	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	No objection
21.	24/3485C	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	Objection out of keeping with streetscape. Cllr R Morton abstained

22*.	24/3490C	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	No objection
23.*	24/3511C	Advertisement consent for Fascia panel with company name (Logo Type 1) and tag line (Logo Type 2) on 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.	74, MANCHESTER ROAD, CONGLETON, CW12 2HT	No objection
24.	24/3523T	To proceed with a crown lift to achieve 4m ground clearance and removal of deadwood	Street Record, Buckthorn Grove, Congleton, Cheshire East, CW12 4XQ	No objection
25.	24/3525C	Prior approval for change of use from a commercial building into 5No. self-contained apartments.	8-10, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB	No objection, but pay particular attention that appropriate bin storage is available and doesn't

				cause a problem on the narrow Mill Street.
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	No objection

Action – Chief Officer to research training for the planning committee on new planning legislation.

Meeting ended – 8:15pm

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

	Application Reference	Application Type	Location Details	Proposal
1.	24/3445C	Certificate of Lawful Use / Development - Existing	23-25 West Street, 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 annex that is included within the description of the approval and within the red line
2.	24/3568C	Certificate of Lawful Use / Development - Proposed	89 Harvey Road, Congleton, Cheshire East, CW12 2DH	(none)
3*.	24/3575C	Variation of Condition	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
4*.	24/3663C	Householder	53 Holmes Chapel Road Congleton Cheshire, CW12 4NU	Proposed side extension
5.	24/3667C	Listed Building Consent	2 Chapel Street Congleton Cheshire, CW12 4AB	Change of use of the upper floor to 2 no. residential flats.

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

	Application Reference	Application Type	Location Details	Proposal
6.	24/3678C	Householder	44 Antrobus Street, Congleton, Cheshire East, CW12 1HB	The proposed additional window on the front elevation
7.	24/3699C	Prior Approval: Change of use - commercial/business/service/etc to mixed use including up to two flats	2 Chapel Street, Congleton, Cheshire East, CW12 4AB	Prior Approval for proposed change of use of the upper floor to 2no. residential flats.
8*.	24/3704D	Discharge of conditions	Radnor Park Industrial Estate Back Lane, Congleton, Cheshire East,	Discharge of condition 12 on approval 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,

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

	Application Reference	Application Type	Location Details	Proposal
				open spaces and infrastructure.
9.	24/4344/PRIOR-6	Prior Approval: Agricultural and Forestry Development	Big Fenton Farm Peover Lane, Congleton, Cheshire East, CW12 3QH	Prior Approval of Mixed Use agricultural building