

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 5th December 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
Liz Wardlaw

Ex Officio 0

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

Members of the press 0

Members of the public 1

1. Apologies for Absence

Apologies received from Cllr Susie Akers Smith.

2. Minutes of Previous Meetings

PLN/22/2425 Resolved to approve and sign the minutes of the planning meeting held on 7th November 2024.

3. Declarations of Disclosable Pecuniary Interest

Cllrs David Brown, Rob Moreton & Liz Wardlaw 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.

6. Urgent Items

No urgent items.

7. Planning Enforcement

- 7.1 Astbury Place - No further updates.
- Congleton Park Section 106 –

Cllr Robert Douglas provided an update on the research on S106 monies due to Congleton. [View Cllr Douglas's Report on this link](#), the committee thanked Cllr Douglas for his hard work.

8. Planning Applications Section 1

Planning application number 23 ([24/3661C](#)) was brought forward for discussion, planning comments are noted in item 11 No. 23.

9. Neighbourhood Plan (Verbal update)

Neighbourhood Plan Consultation closes on 9th December, the final push for responses will take place over the weekend. 390 responses have been received to date.

10. Licensing Applications

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

PLN/23/2425 Resolved to have no objection to the proposed sale of alcohol at Rustica.

Cllrs Robert Moreton & Dave Brown abstained from voting.

11. Planning Applications Section 2

PLN/24/2425 Resolved that no stars are to be removed and that remaining applications with stars are noted as no objection.

Planning List W/C 28th Oct, 4th, 11th, 18th, 25th Nov.

	Application Reference	Location	Proposal	
1.	24/3591	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).	No Objection
2*.	24/4096	2 Bankhouse Drive, Congleton, CW12 2BH	Change of use of cattery to residential (Use Class C3)	No Objection
3.	24/4194		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	Decision already made by CEC Council.
4*.	24/4222	1 Sefton Avenue, Congleton, CW12 3DB	Removal of existing detached garage and replacement with new detached garage	No Objection
5.	24/4234	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	No Objection

	Application Reference	Location	Proposal	
			06:00 am Monday till Friday rather than 07:00 am.)	
6*	24/4281	80 Edinburgh Road, Congleton,	Demolition of existing rear outhouse & erection of single-storey rear extension.	No Objection
7.	24/4284	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	No Objection
8.	24/4317	14 Barnett Grove, Congleton, CW12 4WF	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. 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.	No Objection
9*.	24/4344	Big Fenton Farm Peover Lane, Congleton, CW12 3QH	Prior Approval of Mixed Use agricultural building	No Objection
10.	24/4358	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	No Objection
11.	24/4381	11 Moody Street, Congleton, CW12 4AN	Listed building consent for works to the boundary wall involving partial demolition and replacement.	No Objection

	Application Reference	Location	Proposal	
12*	24/4389	Congleton Rugby Union Club, 78 Park Street, Congleton, CW12 1EG	Proposed single-storey rear extension.	No Objection
13*	24/4457	34 Birch Road, Congleton, CW12 4NR	Proposed flat roof dormer to side elevation.	No Objection
14	24/4465	65 Back Lane, Congleton, CW12 4PY	Proposed front porch	No Objection
15*	24/4478	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	No Objection
16*	24/4484	19 Back Lane, Congleton, CW12 4PP	Proposed two-storey side extension and remodel of existing property.	No Objection
17.	24/4580	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)	No objection – recommend 3 replacement trees to be planted in line with CTC Tree Guidance
18.	24/4603	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)	Objection Loss of trees Overdevelopment of the site.
			Additional Planning List	
19.	24/4449	4 Loachbrook Avenue, Congleton, Cheshire East, CW12 4NA	Lawful Development Certificate for the proposed single-storey rear extension	No Objection

	Application Reference	Location	Proposal	
20*	24/4488	J D Wetherspoon, Counting House, 18 Swan Bank, Congleton, Cheshire East, CW12 1AH	Listed building consent for WiFi Upgrade	No Objection
21.	24/4490	7 Delamere Road, Congleton, Cheshire East, CW12 4PA	Proposed single storey rear extension.	No Objection
22*	24/4532	March Cottage Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Discharge of Condition 8 on 24/1779C - Proposed pair of semi-detached houses (2no. dwellings)	No Objection
23.	24/3661C	Vacant Land At Penrith Court, Congleton, Cheshire	Erection of new single 3-bedroom dwellinghouse on a vacant plot. (23/1046C – Similar application which was refused in May ‘23.)	Objection The proposed development would be contrary to policies SD2, SE1, SE6 and SC3 (Health & wellbeing) of the Cheshire East Local plan strategy. Loss of open space which delivers a good quality accessible network of green infrastructure. Overbearing effect by way of loss of light and outlook to no. 6 Penrith Court & 9 Windermere Dr.

Meeting ended: 7.57 pm

Cllr Amanda Martin.