



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

9<sup>th</sup> January 2025

Dear Councillor

## **Planning Committee Meeting – Thursday 16<sup>th</sup> January 2025**

You are summoned to attend a meeting of the Planning Committee on **Thursday 16<sup>th</sup> January 2025** 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*

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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 5<sup>th</sup> December 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 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 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

**Cllrs:** **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 5<sup>th</sup> 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 7<sup>th</sup> 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 9<sup>th</sup> 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.

	<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).	No Objection
2*.	<a href="#">24/4096</a>	2 Bankhouse Drive, Congleton, CW12 2BH	Change of use of cattery to residential (Use Class C3)	No Objection
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	Decision already made by CEC Council.
4*.	<a href="#">24/4222</a>	1 Sefton Avenue, Congleton, CW12 3DB	Removal of existing detached garage and replacement with new detached garage	No Objection
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	No Objection

	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>	
			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.	No Objection
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	No Objection
8.	<a href="#">24/4317</a>	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*.	<a href="#">24/4344</a>	Big Fenton Farm Peover Lane, Congleton, CW12 3QH	Prior Approval of Mixed Use agricultural building	No Objection
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	No Objection
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.	No Objection

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



	<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>	
20*	<a href="#">24/4488</a>	J D Wetherspoon, Counting House, 18 Swan Bank, Congleton, Cheshire East, CW12 1AH	Listed building consent for WiFi Upgrade	No Objection
21.	<a href="#">24/4490</a>	7 Delamere Road, Congleton, Cheshire East, CW12 4PA	Proposed single storey rear extension.	No Objection
22*	<a href="#">24/4532</a>	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.	<a href="#">24/3661C</a>	Vacant Land At Penrith Court, Congleton, Cheshire	Erection of new single 3-bedroom dwellinghouse on a vacant plot.  ( <a href="#">23/1046C</a> – Similar application which was refused in May ‘23. )	<b>Objection</b> 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.

Planning List w/c 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup> Dec & 6<sup>th</sup> Jan

		Location Details	Proposal
1.	<a href="#">24/4127</a>	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Demolition of coach house and construction of new dwelling
2*.	<a href="#">24/4195</a>	3, Mere View Newcastle Road, Astbury, Congleton, Cheshire East, CW12 4XW	Retrospective application for on raised bank at the end of garden, a wooden terrace surrounded by plants and shrubs to protect the neighbour's privacy. Terrace will be accessed by wooden steps from existing lawn, both steps and terrace are protected by railings to ensure safety. Terrace only to be used on an ad hoc basis. terrace will provide access to maintain the hawthorn bush which provides privacy to the house at the back of our property. Neighbours at number 2 & 4 were consulted prior to the work starting and have no issues with privacy and will be providing a written statement to that effect.
3*.	<a href="#">24/4405</a>	22 Newcastle Road, Congleton, Cheshire East, CW12 4HJ	Discharge of conditions 4, 6, 7 and 13 on application 23/4809C - Construction of 6No. self-contained 1-bedroom apartments (Use Class C2) with associated parking and landscaping
4*.	<a href="#">24/4572</a>	92 Leek Road, Congleton, Cheshire East, CW12 3HX	Single-story side extension
5.	<a href="#">24/4589</a>	Orchard Gardens Apple Close, Congleton, Cheshire East, CW12 4RZ	We have two trees on the edge of our property alongside Homes Chapel Road. See T1 and T2 on the plan attached. Trees are Lime and Sycamore. Some telephone cables pass directly through our trees and we are concerned that a branch or branches may damage the cables if they break off or move in strong wind. See the attached photographs which show the lines passing through the trees. Our plan is to do very light thinning or trimming of several branches of the trees to remove potentially damaged or diseased wood and to clear a path through

		Location Details	Proposal
			the branches for the telephone lines. The reduction will not reduce the height or the spread of the tree canopies. Most of the work will be done at the height of the telephone lines which we estimate to be 6 to 7 meters. We envisage this will represent less than 2% of the crown of the tree and will have little or no visible effect. The thinning will be done by professional tree surgeons at a suitable time of the year.
6*.	<a href="#">24/4600</a>	Moody Terrace Dental Practice Limited, 17 Moody Street, Congleton, Cheshire East, CW12 4AN	Discharge of condition 6 on approved application 23/2592C - Proposed new single-storey rear extension to provide improved dental facilities and ancillary spaces. Proposed Internal alterations to improve circulation/access.
7*.	<a href="#">24/4604</a>	Festival Works Spragg Street, Congleton, Cheshire East,	Proposal for a single-storey side extension
8*.	<a href="#">24/4627</a>	138 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Single-storey side extension and increasing the size of a window on the front elevation.
9*.	<a href="#">24/4633</a>	15 Burslam Street, Congleton, Cheshire East, CW12 3AF	Retrospective application for landscaping works to rear garden
10.	<a href="#">24/4684</a>	Land Adjacent To 18 Moody Street, Congleton, CW12 4AP	Demolition of existing domestic garage and construction of replacement domestic garage
11.	<a href="#">24/4685</a>	Boots, 14 - 16 Bridge Street, Congleton, Cheshire East, CW12 1AY	Installation of HVAC equipment alongside minor external alterations to allow the unit to be occupied as a Lounge cafe©/bar and restaurant (Use Class E (b)).

Planning List w/c 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup> Dec & 6<sup>th</sup> Jan

		Location Details	Proposal
12.	<a href="#">24/4766</a>	Field At Brookhouse Lane, Congleton,	Retrospective planning application for replacement stable building and demolition of dilapidated stables with associated infrastructure and ancillary facilities.
13*.	<a href="#">24/4776</a>	103 Ennerdale Drive, Congleton, Cheshire East, CW12 4FL	Proposed single-storey extension to front elevation
14.	<a href="#">24/4817</a>	81 Dobson Way, Congleton, Cheshire East, CW12 1GQ	Proposed detached house and car barn on an infill plot adjacent no. 81 Dobson Way, Cinnamon Brow, Congleton, CW12 1GP
15*.	<a href="#">24/4870</a>	Big Fenton Farm Peover Lane, Congleton, Cheshire East, CW12 3QH	Agricultural determination for a proposed mixed-use agricultural building.  <b>Decision made</b>
16*.	<a href="#">24/4923</a>	13a High Street, Congleton, CW12 1BN	Advertisement consent for stainless-steel powder-coated letters and logos to be mounted onto external elevations of ground floor.
17*.	<a href="#">24/4931</a>	Mangold Bank Cottage Middle Lane, Congleton, Cheshire East, CW12 3PU	Certificate of Lawful Development for an Existing use of a two-storey flat roofed extension comprising of a ground floor hall, stairs, kitchen, dining room and first-floor landing, bathroom and bedroom. A single-storey flat roofed garage and toilet. Lean-to additions comprising of a single-storey sunroom, utility room and conservatory.
18*.	<a href="#">24/5046</a>	Aldi, Unit 15, West Heath Shopping Centre Holmes Chapel Road, Congleton, Cheshire East, CW12 4NB	Prior Approval Application for the installation of solar PVs at the existing ALDI Foodstore, West Heath Retail Park, Holmes Chapel Road, Congleton