



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

13th February 2025

Dear Councillor

Planning Committee Meeting – Thursday 20th February

You are summoned to attend a meeting of the Planning Committee on **Thursday 20th February 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

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 16th January 2025](#).

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

To receive a verbal update from the Chief Officer

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 update.

10. Licensing Applications

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

CLAYTON BYPASS, CONGLETON, CW12 1LR

LICENSING ACT 2003: MINOR VARIATION OF PREMISES LICENCE

WE, SHELL UK OIL PRODUCTS LIMITED Do hereby give notice that we have applied to the Licensing Authority at CHESHIRE EAST COUNCIL for a minor variation to the Premises Licence at CLAYTON BYPASS, CONGLETON, CW12 1LR.

The application is to:

- UPDATE THE INTERNAL LAYOUT PLAN ATTACHED TO THE PREMISES LICENCE.

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 16.01.25

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
Suzy Firkin
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 R Douglas, R Moreton and Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/25/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 5th December 2024.

3. Declarations of Disclosable Pecuniary Interest

Cllr D 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.

6. Urgent Items

No urgent items.

7. Planning Enforcement

- 7.1 Astbury Place - No further updates.
- Congleton Park Section 106 – Cllr Douglas did receive a generic reply from Cheshire East Council but it did not propose any resolution. Cllr Douglas will continue to pursue CE for a solution.
- [24/3276D](#) - a discharge of conditions application for the coffee shop on the Household Waste Recycling Centre site. The coffee shop has opened without CEC being satisfied that harmful gases are not being discharged from the underlying soil, in particular, methane and cyanide vapours’.

Action – The committee is to write to the planning enforcement officer to ensure the site is made safe and the Environmental Health Officer about the failure of Peveril Securities to comply with the contaminated soil planning conditions on the former Household Waste site.

8. Planning Applications Section 1

None.

9. Neighbourhood Plan (Verbal update)

The consultation for the Congleton Neighbourhood Plan closed on 9th December, receiving an impressive 530 responses that generated hundreds of thoughtful and detailed comments. Urban Imprint, our planning consultants, were highly impressed by both the volume and quality of the feedback provided.

A productive meeting with the Cheshire East planning team has also been held, during which constructive feedback was shared. Importantly, there are no conflicts with the Local Development Plan, which is a positive milestone for the project.

Next Steps in the Process

The next phase involves a detailed analysis of all feedback and a review of any amendments to the plan. This work will take place during February and March, led by Urban Imprint. Key upcoming milestones include:

- May/June 2025: Preparation of documents for Regulation 15 submission
- July/August 2025: Regulation 15 consultation
- August/September 2025: Submission to Inspector

- Autumn 2025: Examination
- Late 2025: Referendum

We would like to thank everyone who contributed to this consultation. Your input is invaluable in shaping the future of Congleton

10. Licensing Applications

No licensing applications.

11. Planning Applications Section 2

PLN/26/2425 resolved that no stars are to be removed and that remaining applications with stars are noted as having no objection.

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

		Location Details	Proposal	Comments
1.	24/4127	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Demolition of the coach house and construction of new dwelling.	Objection – Design, visual appearance and materials. The design should be in keeping with the adjacent local listed building & consideration in design should be complementary.
2*.	24/4195	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	No Objection

		Location Details	Proposal	Comments
			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*.	24/4405	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	No Objection
4*.	24/4572	92 Leek Road, Congleton, Cheshire East, CW12 3HX	Single-story side extension	No Objection
5.	24/4589	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 the branches for the telephone lines. The reduction will not reduce the	No Objection

		Location Details	Proposal	Comments
			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*.	24/4600	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.	No Objection
7*.	24/4604	Festival Works Spragg Street, Congleton, Cheshire East,	Proposal for a single-storey side extension	No Objection
8*.	24/4627	138 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Single-storey side extension and increasing the size of a window on the front elevation.	No Objection
9*.	24/4633	15 Burslam Street, Congleton, Cheshire East, CW12 3AF	Retrospective application for landscaping works to rear garden	No Objection
10.	24/4684	Land Adjacent To 18 Moody Street, Congleton, CW12 4AP	Demolition of existing domestic garage and construction of replacement domestic garage	No Objection

		Location Details	Proposal	Comments
11.	24/4685	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)).	No Objection
12.	24/4766	Field At Brookhouse Lane, Congleton,	Retrospective planning application for replacement stable building and demolition of dilapidated stables with associated infrastructure and ancillary facilities.	No Objection – subject to not impeding any rights of way.
13*.	24/4776	103 Ennerdale Drive, Congleton, Cheshire East, CW12 4FL	Proposed single-storey extension to front elevation	No Objection
14.	24/4817	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	Objection – 1. Layout and density of building 2. Loss of light to 10 Wheatfield Place 3. Adequacy of parking 4. Loss of public amenity space 5. Unsafe access and egress compromised. Action – Write to the Cheshire East Asset team and planning enforcement regarding the gifting of land to the public realm to complete the footpath between the two estates so there is a safe walking route to school.
15*.	24/4870	Big Fenton Farm Peover Lane,	Agricultural determination for a proposed mixed-use agricultural building.	No Objection

		Location Details	Proposal	Comments
		Congleton, Cheshire East, CW12 3QH	Decision made	
16*.	24/4923	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.	No Objection
17*.	24/4931	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.	No Objection
18*.	24/5046	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	No Objection
19*.	24/4848	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Discharge of conditions 4 and 5 on approval 24/2256C.	No Objection
20*.	24/4862	13a High Street, Congleton, CW12 1BN	Discharge of condition 5 (windows, secondary glazing and doors) on approval 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	No Objection

		Location Details	Proposal	Comments
			apartment with associated external alterations.	
21*.	24/4863	18 Brooklands Road, Congleton, Cheshire East, CW12 4LT	FIRST FLOOR RIGHT HAND SIDE EXTENSION	No Objection
22*.	24/4886	74 Manchester Road Congleton Cheshire, CW12 2HT	Advertisement consent for internally face illuminated Co-op logo, internally illuminated solar powered totem, externally & internally applied window graphics, defib & bike repair station signs & community notice board.	No Objection
23*.	24/4900	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31 and 32 on application 23/4795C - Variation of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15 & 27 on 20/4784C - Amendments to existing house and construction of new garage, conversion and extension of outbuilding to form dwelling along with construction of new garage, and construction of 3 new build detached properties within the grounds with associated detached garages	No Objection

Meeting ended: 7.57 pm

Cllr Amanda Martin.

		Location Details	Proposal
1.	24/4574	Land At Broadhurst Lane, Congleton.	Residential development of 30 dwellings including highway improvements at the Broadhurst Lane Junction with the Clayton Bypass, estate roads, car parking, boundary treatments, landscaping, open space and other associated works and ancillary development.
2.	24/4661	Millstone House, 34 Howey Lane, Congleton, Cheshire East, CW12 4AE	Approval to convert the first floor of the existing garage into an annexe to provide the family with somewhere to stay when visiting. The proposal includes adding a dormer extension to the rear elevation and a terrace area over the existing driveway to retain car parking whilst providing amenity space.
3*.	24/4993	Wood Farm House Wood Lane, Congleton, Cheshire East, CW12 3PX	Discharge of condition 13 on approval 20/3431C. DECISION ISSUED - Approved
4*.	24/5002	Brough Hillside Farm Congleton Edge Road, Congleton, Cheshire East, CW12 3NA	Demolition of existing conservatory, proposed extensions and remodelling of existing house and garage.
5*.	24/5045	Land Off Goldfinch Close, Congleton, Cheshire East,	Discharge of Conditions 12 to 14 on approval 18/6250C: Erection of 14 dwellings (30% affordable) and open space with associated infrastructure and landscaping.
6*.	24/5147	March Cottage Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Discharge of condition 9 on application 24/1779C - Proposed pair of semi-detached houses (2no. dwellings)
7*.	24/5149	C S O Logistics, Radnor Park Industrial Estate Radnor Park, Congleton, Cheshire East, CW12 4XJ	Change of use from storage and distribution to storage, distribution and retail/showroom
8.	24/5184	1 Copthorne Close, Congleton, Cheshire East, CW12 3DJ	T1 Crown reduce to height of previous reduction and prune to give 3m clearance to house and roof. T2 Crown reduce to within 2m of final height of T1.
9.	24/5191	The Piano Pub, 12 Mill Street, Congleton, Cheshire East, CW12 1AB <i>Note – 24/5237 below is the full planning app.</i>	The proposed advertisement consists of new signage for the pub, positioned on the front and side elevations of the building. The front signage will include a street-level sign to attract pedestrian traffic and one larger sign at the first/second-floor level for increased visibility. All signage will be designed to complement the traditional nature of the building, respecting its locally listed status and enhancing its historic character while providing clear and professional branding for the pub.

10*.	24/5202	4 Mardale Close, Congleton, Cheshire East, CW12 2DQ	Proposed extension and alterations to existing dwelling.
11.	24/5237	The Piano Pub, 12 Mill Street, Congleton, Cheshire East, CW12 1AB	The proposed development involves the change of use from a former bar and music venue (most recently operating as The Piano Bar) to a pub and restaurant. The works will include internal reconfiguration to create distinct zones for a bar, dining spaces, a kitchen, and accessible facilities. External works include a small rear extension to expand the kitchen and storage areas, utilising existing garden structures. The external render will be restored to a clean and well-maintained condition to enhance the building's appearance. New signage will also be installed to improve the building's visual identity. Additionally, traditional stone external stairs will be added, and the site will include seven parking spaces, one of which will be accessible, to ensure functionality and inclusivity. All proposed works, excluding window replacement and signage, are limited to the ground floor.
12*.	25/0045	Former Dane Bridge Mill Site, Mill Street, Congleton, CW12 1AG	Discharge of condition 8 on approval 21/4841C
13.	25/0056	Town Hall High Street, Congleton, Cheshire East, CW12 1BN	Proposed 19 No. photovoltaic panels (placed on the adjacent Museum roof) and 1No. ASHP is situated at ground level within a timber compound in the car parking area.
14.	25/0057	Town Hall High Street, Congleton, Cheshire East, CW12 1BN	Listed building consent for proposed 19 No. photovoltaic panels (placed on the adjacent Museum roof) and 1No. ASHP situated at ground level within a timber compound in the car parking area.
15.	25/0067	Town Hall High Street, Congleton, Cheshire East, CW12 1BN	Listed building consent for the retention of 4No. single glazed ground floor timber doors and frames and then replacement of glass with double glazed units. Addition of a new secondary glazing internally behind the upper timber arched infill panel. + Replacement of 8No. single glazed timber framed first floor casement windows with replica new timber framed double glazed casement windows. Addition of new secondary glazing behind existing stained glass within the pointed arch. + Replacement of 6No. single glazed timber framed second floor casement windows and frames with replica new timber framed double glazed casement windows within the dormers. +

Planning List 13th, 20th, 27th Jan & 3rd, 10th Feb.

			Addition of new secondary glazing behind 2No. existing stained glass arched windows in the tower staircase that are set into the existing stone wall returns.
16*.	25/0092	52 Hawthorne Close, Congleton, Cheshire East, CW12 4UF	Proposed first-floor rear extension.
17*.	25/0098	87 Leek Road, Congleton, Cheshire East, CW12 3HX	Removal of condition 8 on approval 24/2657C: Proposed erection of a pair of semi-detached dwellings on land adjacent to 87 Leek Road, Congleton.
18*.	25/0139	6 Wharfedale Road, Congleton, Cheshire East, CW12 2BP	Proposed extension and alterations to the existing dwelling.
19*.	25/0175	59 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Single-storey side and rear extension.
20.	25/0190	9 Higginson Close, Congleton, Cheshire East, CW12 3SU	Group G5 - Ash tree - Removal of deadwood and removal of lower-level limb facing/overhanging our property due to ash dieback. Group G6 - Oak - Removal of deadwood and partial crown reduction
21.	25/0292	12 Howey Hill, Congleton, Cheshire East, CW12 4AF	Mature Oak tree at the front of 12 Howey Hill, Congleton. Work proposed is to reduce lateral branches near to the front of the house by 2-3 metres and to clear all wire/power lines that are passing through the branches. Work also to include removal of any deadwood from the canopy and to remove any rubbing and/or crossing branches.
22.	25/0294	8 Park Bank, Congleton, Cheshire East, CW12 3DH	Fell Poplar tree.
23*.	25/0305	Boots, 14 - 16 Bridge Street, Congleton, Cheshire East, CW12 1AY	Advertisement Consent for installation of fascia signs, projecting sign and menu board

Additional Planning Application w/c 10th Feb

		Location Details	Proposal
24.	25/0503	14 High Street Congleton Cheshire, CW12 1BD	Prior approval for proposed change of use from office and service use to a 3-bedroom, two-storey dwelling and first-floor, 2-bedroom apartment.