



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

12th March 2026

Dear Councillor

Planning Committee Meeting – 19th March 2026

You are summoned to attend a meeting of the Planning Committee on **Thursday 19th March 2026**, 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 19th February 2026.

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

There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally at the meeting, including those which have been received in writing 7 days prior to the meeting.

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

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 Update (Verbal Update)

Verbal update on Congleton Neighbourhood Plan.

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), Charles Booth (Vice Chair)**

Suzie Akers Smith, Dawn Allen, David Brown, Robert Douglas, Mark Edwardson, Rob Moreton, Liz Wardlaw, Kay Wesley.

Ex Officio: Robert Brittain (Town Mayor) and Suzy Firkin (Deputy Mayor)

CCS: Other members of the Council for Information, Honorary Burgess (5), Press (3), Congleton Library, Congleton Information Centre.



Congleton Town Council

Title	Planning Committee
Date of Meeting Time	19th February 2026 7.00 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Agenda Papers for Planning – 19th February 2026

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Charles Booth (Vice Chair) Cllr Suzie Akers Smith Cllr Robert Douglas Cllr Mark Edwardson Cllr Rob Moreton Cllr Liz Wardlaw Cllr Kay Wesley
Ex Officio	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
Non-Committee Members	0
Officers	David McGifford (Chief Officer)
Members of the Press	0
Members of the Public	2

1. Apologies for Absence

Apologies were received from Cllr Suzie Akers Smith and Cllr Charles Booth (Vice Chair)

2. Minutes of Previous Meetings

PLN/28/2526 resolved to approve and sign the Planning Committee minutes held on 8th January 2026 as a correct record.

3. Declarations of Disclosable Pecuniary Interest

Declarations were received by Cllrs Rob Moreton and Liz Wardlaw on matters relating to Cheshire East Council

4. Outstanding Actions

None

5. Questions from Members of the Public

None

6. Urgent Items

Update on the Neighborhood Plan - See **Appendix 1**

7. Planning Enforcement

7.1 Astbury Place / Congleton Park

No further updates

7.2 Section 106

Cllr Douglas updated councillors on his progress in reviewing section 106 agreements.
See **Appendix 2**

The Chief Officer provided a brief report seeking ways to

- Engage with CEC planning officers to establish when Section 106 funding will be accessed and understand the plan on how it will be spent, see **Appendix 3**.
- Seek support from Councillors and members of the youth council to provide input on how the £30,072 section 106 funding for Outdoor Sport and recreation could be utilised (application 16/4558C)

7.3 Additional Planning Enforcement

The original application for a road closure on Morley Drive has not been properly enforced, as vehicles are gaining access. The signs are frequently moved, usually by delivery vans and are never put back.

Suggested that there needed to be a physical barrier to prevent access, rather than just signage, as per the image.

Action: Chief Officer to contact CEC Highways



8. Planning Applications Section 1

No Applications were brought forward

9. Peak Cluster Project Response Phase 1 Consultation

PLN/29/2526 resolved to approve the proposed response to Peak Cluster Project Response Phase 1 Consultation as presented within the report

10. Licensing Applications

There were no licensing applications.

11. Planning Applications Section 2

PLN/30/2526 resolved to remove the star from number 3 and that all remaining starred items have No Objection.

	App Ref	Location Details	Proposal	
1.	25/4495	17 Park Lane, Congleton, Cheshire East, CW12 3DG	Beech tree. Crown reduction by approximately 1.5 metres to balance form and maintain clearance. Removal of dead wood throughout the crown to improve safety and reduce risk of branch failure.	Already decided
2.	25/4683	Vale Allotments Site, Off Vale Walk, Congleton, CW12 4AG	T2 Fell	Application withdrawn
3.	25/4769	Pulse Fitness Limited, Radnor Park Greenfield Road, Congleton, Cheshire East, CW12 4TW	Variation of condition 3 - Hours of Opening, on approval 23/4297C.	Fully support

	App Ref	Location Details	Proposal	
4*	25/4781	Certificate of lawful proposed development for the construction of new rear-facing dormer and 2no Velux roof windows to the front	96 Boundary Lane, Congleton, Cheshire East, CW12 3JF Decision: Positive Certificate	Decided
5.	25/4808	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-Material Amendment to approval 24/2497C	Decided
6*	25/4844	124 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Extensions and alterations to existing dwelling including side and rear extensions.	No Objection
7.	25/4846	5 - 9 Buxton Road, Congleton, Cheshire East	Change of Use from 3.no vacant light industrial workshops with flats above to a 7 Bed HMO (Class Sui-Generis) and minor alterations to elevations.	No Objection as long as it meets the minimum spatial requirements
8.	25/4847	The Piano Pub, 12 Mill Street,	Extension to existing pub/restaurant and change of use of first	No Objection but would request further

	App Ref	Location Details	Proposal	
		Congleton, CW12 1AB	floor accommodation to hotel.	investigation into disability access
9.	25/4869	1, The Green Astbury Street, Congleton, CW12 4EL	7 No. Lime Trees - Pollarding	Already decided
10*.	25/4885	First Floor, 5 - 7a Mill Street, Congleton, Cheshire East, CW12 1AB	Prior approval for the change of use of the first floor offices above 5 Mill Street, Congleton, CW12 1AB from office use (Class E) to residential use (Class C3) under Class MA of the General.	No Objection
11.	25/2500	Land At Sandbach Road, Congleton. (Newbold Astbury-cum-Moreton)	Outline planning application with all matters reserved except for Access, for residential development of up to 120 dwellings with public open space, associated landscaping and the formation of new access off Sandbach Road.	Objection As per our response 4.9.25 Objection. The proposed site is currently shown as open countryside and a green gap. Premature application as not supported by the Local Plan whilst recognising an updated one is due. There is a lack of current associated infrastructure in the area i.e. health and education, which will be impacted further by this development We continue to support the views of Astbury Newbold PC

	App Ref	Location Details	Proposal	
12.	26/0008	1, The Cottage Castle Inn Road, Congleton, Cheshire East, CW12 3LP	Detached domestic garage and store <i>(Note refused application 23/4193 – 21 March 2024)</i>	No Objection
13.	26/0043	5 Leek Road, Congleton, Cheshire East, CW12 3HS	Tree work to three Scots Pine trees (G1) to shorten 5 of the lowest branches by 4m	No Objection
14.	26/0047	Mossley House Lodge Biddulph Road, Congleton, Cheshire East, CW12 3LQ	T1 - Lime tree - Fell T2 – Horse Chestnut - Fell T3 - Beech Tree - Fell - Due to fungi infection and overhanging dead branches over the current property. Due to the site being vacant for over 5 years the gardens and trees have not been maintained by the previous owners. Two trees have died and 1 has been infected by fungi, with a lot of overhanging branches on the property. Due to this, we would like to remove the trees. The 3 trees are a Lime, Beech and a horse chestnut This is under advice from an accredited tree assessor. Cheshire	Object / reject as the expert view does not support the proposal

	App Ref	Location Details	Proposal	
			Woodlands. All information regarding the trees is in the attached assessment.	
15.	26/0060	33 Cross Lane, Congleton, Cheshire East, CW12 3JX	Construction of new residential dwelling within the grounds	No Objection Abstention Cllr Wardlaw
16*.	26/0110	1 Swaledale Avenue, Congleton, Cheshire East, CW12 2BY	Proposed single-storey rear extension to create new enlarged kitchen and dining area	No Objection
17*.	26/0134	47 Leamington Road, Congleton, Cheshire East, CW12 4PE	Proposed lean-to roof over existing garage, single-storey rear extension and new porch to front elevation.	No Objection
18.	26/0154	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Discharge of conditions 3 (Materials) and 28 (Amenity Space Play Equipment) on approval 24/2497C: Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses.	No Objection to the proposal and would support the provision of an inclusive roundabout

	App Ref	Location Details	Proposal	
19*	26/0165	Building To The North Of Moss Lane, Eaton, Cheshire East	Discharge of condition 3 on approval 25/0638/FUL: Retrospective construction of building and proposed use as an independent residential dwelling.	No Objection
20*	26/0192	59 Sandbach Road, Congleton, Cheshire East, CW12 4LL	Side and rear single-storey extension with roof pike into existing house roof.	No Objection
21*	26/0200	2 Moss Close, Congleton, Cheshire East, CW12 3UG	Proposed Sun Lounge rear extension	No Objection
22.	26/0220	Vale Allotments Site, Off Vale Walk, Congleton, CW12 4AG	Tree 1, shown on the plan, is a self-sown ivy-covered sycamore with a dbh of about 160 mm growing from the stonework near the base of a high retaining wall supporting Trinity Methodist Church land. The location is not sustainable, so the tree is to be felled and the stump treated to prevent regrowth.	Already decided
23.	26/0221	Wharf Plumbing And Heating Limited, Station Yard Park Lane,	Certificate of existing lawful use for Class E(a) Retail - Sale / Display of goods:	Withold the certificate as there is currently unsafe access to the site as CEC

	App Ref	Location Details	Proposal	
		Congleton, Cheshire East, CW12 3DE	Plumbing and heating sales; kitchen & bathroom display area.	highway works have not been completed
24*	26/0228	St James House, 14 Moody Street, Congleton, Cheshire East, CW12 4AP	Discharge of Condition 2 on 16/1313C - Change of use from offices to residential dwelling. No change to the fabric of the building. Add a bathroom and kitchen.	No Objection
25*	26/0229	St James House, 14 Moody Street, Congleton, Cheshire East, CW12 4AP	Discharge of Condition 2 on 16/1314C - Listed Building Consent for change of use from offices to residential dwelling. No change to the fabric of the building. Add a bathroom and kitchen.	No Objection
26*	26/0264	Former Dane Bridge Mill Site, Mill Street, Congleton, CW12 1AG	Removal of condition 18 on approval 21/4841C.	No Objection
27.	26/0304	Former Dane Bridge Mill Site, Congleton, CW12 1AG	Discharge of conditions 3,4,11,14,15,16,17 and 20 on approval 21/4841C: Construction of a part four/part five storey nursing home building (Use Class C2) with	No Comment

	App Ref	Location Details	Proposal	
			under croft car parking.	
28.	26/0322	Former Dane Bridge Mill Site, Congleton, CW12 1AG	Discharge of conditions 7 and 8 on approval 21/4841C: Construction of a part four/part five storey nursing home building (Use class C2) with under croft car parking.	No Comment
29*.	26/0338	Big Fenton Farm, Peover Lane, Congleton, Cheshire East, CW12 3QH	Non-material amendment on approval 24/4870/PRIOR-6: Agricultural determination for a proposed mixed use agricultural building. Amendment to dimensions of prior approval application for agricultural building.	No Objection
30.	26/0347	Siemens Plc, Siemens House Varey Road, Eaton Bank Trading Estate, Congleton, Cheshire East, CW12 1PH	Retrospective approval for the extended carpark and associated works.	No Objection Would like Siemens to explore options for achieving a biodiversity net gain in line with the current regulations for a brownfield site
31*.	26/0363	80 Holmes Chapel Road,	Proposed single-storey side extension, new	

	App Ref	Location Details	Proposal	
		Congleton, Cheshire East, CW12 4NX	single garage and new front porch.	No Objection
32*	26/0395	55 Holmes Chapel Road, Congleton, Cheshire East, CW12 4NU	Rear and side extension, including relocation of the existing garage.	No Objection
33*	26/0405	21 Kingfisher Close, Congleton, Cheshire East, CW12 3FF	Single-storey rear extension and rear glazed bay window. New porch and front bay window increased to full width of the room. Solar panels on the roof	No Objection
34*	26/0434	Weathercock Lane Farm Weathercock Lane, Congleton, Cheshire East, CW12 3PS	Construction of an Oak Framed Carport with integral stone-walled Garden Store.	No Objection
35*	26/0436	64 Chestnut Drive, Congleton, Cheshire East, CW12 4UB	Two storey side extension with single storey rear extension and new porch. Garage to be demolished.	No Objection

Appendix 1 Neighbourhood Plan
6.2.26

Please find attached the views map as requested. A small revision, which we would like to make to the wording of the policy, if possible, in order to ensure the map and policy work

effectively together? This is contained within the Word document with a bit of an explainer on the changes.

Please could you advise on the time to complete the visit and report? Our planning consultant is changing jobs in about 5 weeks, so ideally it would be good to get his feedback on the examiner's report.

9.2.26 Many thanks for your email which I will send to the examiner now and also ask him for his timetable

Appendix 2

PLANNING COMMITTEE MEETING S106 – 19th FEBRUARY 2026

Councillors,

At our meeting in January 2026, I advised it took Cheshire East Council 71 working days to respond to my Freedom of Information request and then only answered in respect of three of the five planning applications. I, then, threatened Cheshire East Council that I would lodge a serious complaint with a higher authority if they failed to provide answers for the other two planning applications within twenty working days.

Cheshire East did respond promptly. So, I can now advise that not one of these five planning applications with potential outstanding S106 monies of £ 207,753.86 ever commenced and therefore, none of them should ever have been included in the Financial Ward Analyses detailing S106 potential outstanding monies.

The five Congleton planning applications that should never have been included in the Financial Ward Analysis of S106 potential outstanding monies are:

1. 09/3016C Kinsey Street Church, agreement dated 29th September, 2015, potential outstanding monies £ 16,709.47.
2. 18/6374C Former Dane Bridge Mill Site, agreement dated 20th September 2019, potential outstanding monies £ 96,914.94.
3. 13/1246C Former Dane Bridge Mill Site, agreement dated 11th March 2014, potential outstanding monies £ 24,129.45
4. 09/1018C Bridestones Shopping Centre, Victoria Street agreement dated 13th February, 2012, potential outstanding monies £ 50,000.
5. 12/1211C Bridestones Shopping Centre, Victoria Street, agreement dated 10th December, 2013, potential outstanding monies £ 20,000.

The total potential outstanding monies for these five agreements were £ 207,753.86.

The total S106 potential monies outstanding for Congleton in the October 2024 and April 2025 Financial Ward Analysis totalled £ 1,676,869.05 which is almost entirely made up of three elements:

1. £ 804,896.56 of monies “permanently lost” in respect of the Thistle Way development following the bankruptcy of Stewart Milne in January, 2024. Today’s Congleton Chronicle, 19th February 2026, on page 12, informs us that Teneo, the Administrators of Stewart Milne, have stated that the primary preferential creditor, the Bank of Scotland, will only receive about 67 pence in the pound against its agreed claim of £ 115.3 million. Even the secondary preferential creditors, such as the HMRC will not receive a penny, so clearly unsecured creditors, which will include Cheshire East Council, will also not receive a penny.
2. £ 207,753.86 in respect of the five developments above, which never commenced and should never have been included in the schedule
3. £ 661,910.08 in respect of 22 specific sums relating to nine planning applications, which Cheshire East confirmed were still outstanding in August 2025.

I can advise that, having completed a detailed reconciliation, not one penny of these outstanding monies was received by Cheshire East between April 2025 and October 2025.

On 16th February, 2026, Cheshire East advised that all the 22 specific sums totalling £ 661,910.08 are still outstanding and that they are all overdue.

To my horror, Cheshire East also stated that the larger amounts have been chased as a priority as part of the monitoring of S106 obligations.

Why isn’t Cheshire East Council chasing every single penny that is owed as a priority so that all the monies outstanding can be utilised for the benefit of our communities?

One planning application was wrongly allocated by Cheshire East as relating to Somerford, but in fact, it relates to Congleton. Earlier this week, I sent an F.O.I. request in respect of this planning application relating to two outstanding amounts totalling £ 17,000 in respect of a development at Forge Mill. I am unable at the current time to ascertain when these debts should have been paid because Cheshire East loaded the incorrect S106 Agreement relating to Audlem on their planning portal for this particular planning application.

You may have read in the Congleton Chronicle edition of 12th February 2026 that two amounts of S106 monies relating to a development in Arclid totalling £ 175,914 are at least eight years overdue and are still outstanding.

I have now been able to turn my attention to outstanding S106 monies relating to Somerford Parish Council, and at their meeting on Wednesday, 18th February 2026, they agreed for me to send an F.O.I. in respect of 13 outstanding S106 monies relating to five planning applications totalling £ 2,440,176.63. This total could increase by a further £ 600,000 depending on how many homes are built on one of the sites.

I sent that F.O.I. late that night of 18th February, 2026. Not all this money is overdue. However, there is one development, Planning Application No 13/2746C, which I think is all overdue, with outstanding S106 monies totalling £ 1,121,015. Within that figure, there is a Highways Contribution totalling £775,000.

According to the S106 Agreement, the sum of £ 775,000 should be spent on:

- (i) The widening of the West Road/A34 roundabout arm
- (ii) The design fees associated with the widening of the West Road roundabout western arm
- (iii) The upgrade and necessary alterations to the existing signalised pedestrian crossing on the western arm approach to the West Road roundabout
- (iv) The contribution to the provision of a MOVA, Microprocessor Optimised Vehicle Actuation, system upgrade at the signalised junction at Rood Hill/A34
- (v) Or other measures that will provide similar congestion relief benefits to the A34 corridor through Congleton

There is also an outstanding sum of £ 145,000 to be used towards the provision of Quality Bus Stop Infrastructure, which Somerford Parish advises me has been erected, and improvements to bus service frequency, including the provision of additional bus services to serve this development, which is between Black Firs Lane, Chelford Road and Holmes Chapel Road, the A54.

Somerford Parish Council advised that they would be comfortable with Congleton Town's officers/councillors raising these outstanding S106 monies of £ 775,000 and £ 145,000 with Cheshire East Council as long as I was closely involved in those discussions so that I could keep Somerford Parish Council fully informed of any developments.

Councillor Robert Douglas 20th February, 2026

Appendix 3

1. Outstanding section 106 funds, which continue to be scrutinised by Cllr Douglas. Whilst Robert continues to unearth more funds it would be prudent to start communications with Cheshire East Council officers to establish what the plans are, if any, for their use. The objective will be to have a live list of available funds which will enable us to support and maybe influence where required and monitor the progress as a committee whilst Councillor Douglas continues his search. To connect into the officers, we will most likely need the support of ward councillors which I would suggest would be - Cllrs Brown and Wardlaw as planning committee members and Cllrs Sally Ann Holland and Heather Seddon as ward councillors with potential influence.
2. We previously agreed that we would need a small working group to draw a proposal together. An officer will be delegated to support this, but ideally, we need a couple of councillors as well, not necessarily from the planning committee.

If a proposal or options are generated through this group, they will be brought back to this committee. Whilst the spend date is 2034, we should be pushing ahead with this as soon as can as £30,072.00 will not go as far in 2034 as it will in 2026.

Planning List W/C 9th, 16th, 23rd Feb and 2nd, 9th March

	App Ref	Location Details	Proposal
1.	26/0255	11 Richards Grove, Congleton, Cheshire East, CW12 4WH	Felling of a lime tree designated T6 on the property of 11 Richards Grove.
2.	26/0364	4, Lakeside Newcastle Road, Congleton, Cheshire East, CW12 4HL	Atlas Cedar - The broken branches should be cut back to suitable side branches where possible. The broken stumps should be cut back to the main limbs or stem where there is no branch to cut them back to. The lateral limbs that extend over the neighbour's garden should be shortened by 3-4 metres back to suitable side branches. I would also suggest that the long lateral which extends back over the garden towards the shed is also reduce by 3-4 metres.
3*.	26/0366	Land Between Manchester Road And Frank Kearton Avenue, Congleton,	Erection of plant machinery
4.	26/0379	43 Johnson Close, Congleton, Cheshire East, CW12 3TQ	Crown thinning by approximately 20% to allow increased light through the canopy
5.	26/0400	15 Burslam Street, Congleton, Cheshire East, CW12 3AF	Landscaping works to rear garden (retrospective application).
6*.	26/0436	64 Chestnut Drive, Congleton, Cheshire East, CW12 4UB	Two storey side extension with single storey rear extension and new porch. Garage to be demolished.

Planning List W/C 9th, 16th, 23rd Feb and 2nd, 9th March

7.	26/0544	Marlfield Primary Academy, Waggs Road, Congleton, Cheshire East, CW12 4BT	To crown raise 1x large Beech tree to approximately 6m above ground level and reduce any branches encroaching the building and neighbouring garden structure.
8.	26/0579	2 Bridge Street Congleton, Cheshire, CW12 1AY	Alterations to shop frontage to provide access to two separate Class E units.
9*.	26/0586	5 Copperhill Road, Congleton, Cheshire East, CW12 3JG	Proposed First Floor Side and Single Storey Rear Extensions
10*.	26/0611	Copeland And Craddock Limited Greenfield Road, Congleton, Cheshire East, CW12 4PX	Non-Material Amendment to approval 25/3215/FUL Note. Approved with conditions
11*.	26/0627	11 Annan Close, Congleton, Cheshire East, CW12 3RZ	Two-storey side extension and Porch addition
12.	26/0655	The Co-operative Food, 60 Bromley Road, Congleton, Cheshire East, CW12 1PY	New plant to replace existing in side yard. New ventilation. New external LED lighting to replace existing.
13*.	26/0660	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Discharge of condition 12 on approval 24/2497C: Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses.

Planning List W/C 9th, 16th, 23rd Feb and 2nd, 9th March

14*	26/0699	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approved application 24/2497C - Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses
15.	26/0731	196 Biddulph Road, Congleton, Cheshire East, CW12 3LS	Agricultural determination for the erection of a new building
16.	26/0806	The Manse, 16 The Moorings, Congleton, Cheshire East, CW12 3RF	T1 Oak remove 4 bottom limbs over grassed area, T2 Sycamore remove bottom limb over the grassed area crown lift to 4m and T3 Oak crown lift to 4m.
17.	26/0827	92 Park Lane, Congleton, Cheshire East, CW12 3DD	T1 Birch (4060) - Crown lift to 4m above ground level including epicormic growth on stem and selective pruning to achieve approximately 2m clearance of the building. Reason - Clearance of the footpath, pedestrians and building