

CONGLETON TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 4th AUGUST 2016

**Please note These are draft minutes and will not be ratified until the next meeting of the
Planning Committee**

PRESENT

Councillor L D Barker (Chairman)
Mrs A L Armitt
Mrs D S Allen
J. G. Baggott
P Bates
C Booth
D T Brown
G P Hayes
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry
Mrs E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs S. Akers Smith, G. R. Edwards, Mrs S A Holland, H Richards, G. S. Williams

2. **MINUTES**

PLN/7/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 14th July 2016 be approved and signed by the Chairman as a correct record.

3. **DECLARATIONS OF INTEREST**

Members were reminded to declare both “non pecuniary” and “pecuniary” interests as early in the meeting as they become known.

Councillors Baggott, Bates, Hayes and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor D. T. Brown declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee. Councillor Brown did not vote on any items.

4. **OUTSTANDING ITEMS**

There were none.

5. PLANNING APPLICATIONS

PLN/8/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 15th July 2016

- 16/3107C Land Between Manchester Road and Giantswood Lane, Congleton **NO OBJECTION subject to the following**
- **That the affordable housing is not all grouped together but is dispersed throughout the development**
 - **An acoustic fence is erected to offset the noise from traffic on the A34 as recommended by the Environmental Officer**

Councillor Bates declared a "non pecuniary" interest in application 16/3107C as this is a strategic site in the Local Plan which has been accepted by Cheshire East.

16/3226C St Johns Church, Buxton Old Road, Congleton **NO OBJECTION**

16/3286C 130 Holmes Chapel Road, Congleton, CW12 4NY **REJECT – due to the following reasons**

- i) **The significance of the design of the existing building and the proposed development is not in keeping with the area.**
- ii) **Access and egress issues due to the location being a corner plot on an A road.**
- iii) **Tree Preservation – there is a tree preservation order against a mature oak tree on the site.**

Mr B Heywood made a statement to the Committee stating various objections he has to this application.

Councillor Bates, Brown and Hayes declared a "non pecuniary" interest in application 16/3286C

16/3337C 63 Ullswater Road, Congleton, CW12 4JQ **NO OBJECTION**

16/3358C 12 Ribblesdale Avenue, Congleton, CW12 2BS **REJECT – due to the following reasons**

- **Out of keeping with the area**
- **Overdevelopment of the site**

16/3391C 51 Manchester Road, Congleton, CW12 2HX **NO OBJECTION**

16/3388D 24 Park Lane, Congleton, CW12 3DG **NO OBJECTION**

Week ended 22nd July 2016

16/2754C 16 Trinity Place, Congleton, CW12 3JB **NO OBJECTION**

16/3575C 3 Biddulph Road, Congleton, CW12 3LQ **NO OBJECTION**

16/3601C 12 Boundary Lane, Congleton, CW12 3HZ **NO OBJECTION**

16/3541T 1 Truro Close, Congleton, CW12 3BD **NO OBJECTION**

16/3587T 51 Park Lane, Congleton, CW12 3DG **Subject to usual conditions**

16/3587T 51 Park Lane, Congleton, CW12 3DG **NO OBJECTION**

16/3587T 51 Park Lane, Congleton, CW12 3DG **Subject to usual conditions**

16/3356D 78 Holmes Chapel Road, Congleton, CW12 4NG **NO OBJECTION**

Week ended 29th July 2016

16/3583C 2 Harvey Road, Congleton, CW12 2BU **NO OBJECTION**

16/3592C Rose Cottage, Newcastle Road, Congleton, CW12 4HN **NO OBJECTION**

16/3650C 49 Giantswood Lane, Congleton, CW12 2HQ **NO OBJECTION**

Councillor Bates declared a "non pecuniary" interest in application 16/3650C

16/3607T 9 Howey Hill, Congleton, CW12 4AF **NO OBJECTION**

Subject to usual conditions

16/3680T Clayton Manor, Rood Hill, Congleton

NO OBJECTION
Subject to usual conditions

16/3694T Rear of 9 Truro Close, Congleton, CW12 3BD

NO OBJECTION
Subject to usual conditions

Additional Item

16/3262C Land at Radnor Park Trading Estate, Back Lane,
Congleton

REFUSE -

Refer back to the original application and associated conditions.

6. **PLANNING APPEALS**

None to report.

L. D. Barker – Chairman