

CONGLETON TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 2nd JUNE 2016

PRESENT

Councillor L D Barker (Chairman)
Mrs S Akers Smith
Mrs A L Armitt
R Boston
G R Edwards
G P Hayes
Mrs S A Holland
Mrs A M Martin
Mrs A E Morrison
Mrs J D Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs D. S. Allen, P. Bates, J G Bagott, C. Booth, P. Broom, D. T. Brown, H Richards, Mrs E. Wardlaw and G. S. Williams.

2. **MINUTES**

PLN/1/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 7th April 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.

Councillor Hayes declared a “non pecuniary” interest due to his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/2/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 8th April 2016

16/1428C	4 Lower Heath, Congleton CW12 1NJ	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1428C		
16/1572C	7 Danebank Avenue, Congleton, CW12 1NL	NO OBJECTION
16/1577C	Mossley Primary School, Boundary Lane, Congleton	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1577C		
16/1605C	62 Bankhouse Drive, Congleton CW12 2BL	NO OBJECTION
16/1613C	5 Nursery Lane, Congleton, CW12 3EX	NO OBJECTION
16/1615C	15 Beech Close, Congleton, CW12 4YL	NO OBJECTION
16/1652C	Land adj. 2 Tanhouse Yard, Congleton	REFUSE – DUE TO
<ul style="list-style-type: none">- Unauthorised construction in a conservation area- Vehicular access to the dwellings is via two public car parking spaces causing potential issues for emergency services car owners and pedestrians- To allow construction would set a precedent to other builders who may be considering starting builds without first having obtained permission		
Councillor Hayes declared a "non pecuniary" interest in application 16/1652C but left the room for the discussion on this item and did not vote		
Councillor Armitt declared a "non pecuniary" interest in application 16/1652C		
16/1686C	Land at Loachbrook Farm, Sandbach Road, Congleton	NO OBJECTION
16/1553D	4 Mill Street, Congleton, CW12 1AB	NO OBJECTION
16/1584D	Land Off Brook Street, Congleton	NO OBJECTION
16/1661D	19 Lower Meadow Drive, Congleton, CW12 4UX	NO OBJECTION
16/1626T	Heather Brae Mews, 57 Sandbach Road, Congleton	NO OBJECTION
subject to usual conditions		

Week ended 15th April 2016

16/1224C	9 Ruskin Road, Congleton, CW12 4EA	NO OBJECTION
16/1716C	Land off Windsor Place, Congleton, CW12 3ET	NO OBJECTION
Councillor Edwards declared a "non pecuniary" interest in application 16/1716C		
16/1748C	91 Longdown Road, Congleton, CW12 4QP	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1748C		
16/1753C	Peel Croft, Newcastle Road, Congleton, CW12 4HS	NO OBJECTION
16/1762C	Shakerley Arms, 7 – 9 Willow Street, Congleton, CW12	NO OBJECTION
Councillor Holland and Martin declared a "non pecuniary" interest in application 16/1762C		
16/1802C	50 Thames Close, Congleton, CW12 3RL	NO OBJECTION
16/1845C	Northern Dairies, Spring Street, Congleton	NO OBJECTION
16/1855C	34 Blackshaw Close, Congleton, CW12 3TB	NO OBJECTION

Week ended 22nd April 2016

16/1868C	2 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
16/1893C	30 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
16/1903C	65 Bankhouse Drive, Congleton, CW12 2BL	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 16/1903C		
16/1933C	4 Mill Street, Congleton, CW12 1AB	NO OBJECTION
16/1950C	Land Off Brook Street, Congleton	NO OBJECTION
16/1894T	5 Truro Close, Congleton, CW12 3BD	NO OBJECTION
subject to usual conditions		
16/1906T	71 Park Lane, Congleton, CW12 3DD	NO OBJECTION
subject to usual conditions		
16/1787D	Former Sutherland Works, Bromley Road, Congleton	NO OBJECTION

Week ended 29th April 2016

16/1922C	Land East of Blackfirs Lane, Back Lane, Congleton	- To Support the objections of Somerford Parish Council
16/1992C	1 Cornwall Close, Congleton, CW12 3JZ	NO OBJECTION
16/1953D	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	NO OBJECTION
16/1982D	Mossley House, Biddulph Road, Congleton, CW12 3LQ	NO OBJECTION

Week ended 6th May 2016

16/2125C	5 Windermere Drive, Congleton, CW12 4JB	NO OBJECTION
Councillor Armitt declared a "non pecuniary" interest in application 16/2125C		
16/2130C	19 Norfolk Road, Congleton, CW12 1PA	NO OBJECTION
16/2144C	Horticultural Systems, Sprink Lane, Congleton, CW12	REFUSE DUE TO
- Development in the green belt		
- Highway issues		
- Lack of sustainability		
- Blot on the landscape		
- Clarification required regarding the unlawful usage of the land during the preceding twelve month period		
Councillor Barker declared a "non pecuniary" interest in application 16/2144C		
16/2171C	16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
16/2172C	12 – 16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
16/2191C	Old Saw Mill, River Street, Congleton, CW12 1HJ	NO OBJECTION
Councillors Edwards and Hayes declared a "non pecuniary" interest in application 16/2191C		
16/2209C	15 Stopsley Close, Congleton, CW12 4PB	NO OBJECTION
16/1697D	West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
16/1824M	Land North of Radnor, Bank Lane, Congleton	REFUSE DUE TO
- Insufficient employment land		
- Land to the north of the Link Road in not included in the Local Plan		

Week ended 20th May 2016

16/2011C	32 Valley View, Congleton, CW12 4EN	NO OBJECTION
16/2085C	55 West Street, Congleton, CW12	NO OBJECTION
Subject to the appearance of the new development being sympathetic in appearance with buildings in the local area and the adjacent conservation area. There were some concerns regarding car parking		
Councillor Hayes declared a "non pecuniary" interest in application 16/2085C		
16/2108C	15 Lamberts Lane, Congleton, CW12 3AU	NO OBJECTION
Councillors Holland and Hayes declared a "non pecuniary" interest in application 16/2108C		
16/2189C	Land West of Padgbury Lane, Congleton	REFUSE DUE TO
- The removal of phasing and the 8 meter buffer from the bank not the brook		
It was considered that the conditions in the previous application are relevant and should not be removed		
16/2332C	15 The Crescent, Congleton, CW12 4BQ	NO OBJECTION
16/2347C	Land Adj. to New Croft, 115A Canal Road, Congleton	NO OBJECTION
Subject to – concerns regarding access to the land, being opposite to the War Memorial Hospital, being addressed		
16/2382C	119 Buxton Road, Congleton, CW12 3PH	NO OBJECTION
Subject to complying with Green Belt Regulations		
Councillor Hayes declared a "non pecuniary" interest in application 16/2382C		
16/2394C	3 Derwent Drive, Congleton, CW12 3RN	NO OBJECTION

16/2429C	29 St. Peter's Road, Congleton, CW12 3RE	NO OBJECTION
16/2476C	Tall Ash Cottage, 93 Buxton Road, Congleton, CW12	NO OBJECTION

Week ended 27th May 2016

16/2415C	24 Padgbury Lane, Congleton, CW12 4LP	NO OBJECTION
16/2488C	Oak Lea, Crouch Lane, Congleton, CW12 3PT	NO OBJECTION
Subject to clarification of green belt regulations and the new dwellings is built on the original footprint		
Councillor Hayes declared a "non pecuniary" interest in application 16/2488C		
16/2494C	15 Heath Road, Congleton, CW12 4LF	NO OBJECTION
16/2510C	33 Somerset Close, Congleton, CW12 1SG	NO OBJECTION
16/2559C	16 Malhamdale Road, Congleton, CW12 2DA	NO OBJECTION
16/2591C	7 Jackson Road, Congleton, CW12 1NT	NO OBJECTION

Additional Items

16/2292C	Land West of Goldfinch Close, Congleton	DEFER – DUE TO
Insufficient time to consider the application. Cheshire East to be requested to extend the time limit to allow the Town Council to comments after the Planning Committee on 23 rd June 2016.		
16/2290C	57 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
Councillor Holland declared a "non pecuniary" interest in application 16/2290C		
16/2298C	18 Malvern Close, Congleton, CW12 4PD	NO OBJECTION
16/2148C	Threeways, Pedley Lane, Congleton, CW12 3QD	NO OBJECTION
16/2257C	Overlands, Pedley Lane, Congleton, CW12 3QD	NO OBJECTION
Councillors Holland and Hayes declared a "non pecuniary" interest in application 16/2257C		
16/2049C	Rear of 54 Harvey Road, Congleton, CW12 2DJ	NO OBJECTION
16/2249C	24 Severn Close, Congleton, CW12 3 RD	NO OBJECTION

Councillors wished to record their thanks to Councillor Martin for all her work regarding the planning applications.

6. PLANNING APPEALS

None to report.

L. D. Barker – Chairman