

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 9th FEBRUARY 2017**

PRESENT

Councillor L D Barker (Chairman)
Mrs A Armitt
P Bates
R Boston
C Booth
P Broom
G R Edwards
Mrs A M Martin
A E Morrison
Mrs J D Parry
E Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors N. Adams, J. G. Baggott, D. T. Brown and G. S. Williams.

2. **MINUTES**

PLN/22/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 26th January 2017 be approved and signed by the Chairman as a correct record, with amendments to applications 16/6117C and 17/0178C.

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

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/23/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 31st January 2017

17/0514C	Grove Inn, Manchester Road, Congleton, CW12	REFUSE DUE TO the quality and quantity of the signage and not being in keeping with the building
Councillors Bates and Barker declared a "non pecuniary" interest in application 17/0514C		
17/0508D	McDonalds Restaurant, Clayton By Pass, Congleton	NO OBJECTION
17/0431C	Land Off Newcastle Road, Congleton, CW12	NO OBJECTION

Week ended 3rd February 2017

16/5166C	56 Edinburgh Road, Congleton, CW12 3EN	NO OBJECTION
17/0533C	2 Prioory Close, Congleton, CW12 3JL	NO OBJECTION
17/0544C	Oak Lea, Crouch Lane, Congleton, CW12 3PT	REFER BACK TO Cheshire East to evaluate and take into consideration green belt rules on development
17/0563C	Alders Farm, Dial Lane, Congleton, CW12 3QN	NO OBJECTION
17/0577C	Kinsey Street Church, Kinsey Street, Congleton	REFER BACK TO Cheshire East for determination

17/0195C Land Off Waggs Road, Congleton **REFUSE DUE TO THE FOLLOWING**

- Outside of settlement zone
- Highway grounds on Fol Hollow and Waggs Road
- Not a strategic site in the Local Plan
- Risk of Flooding
- No suitable walking route to school
- Previous Planning decision for refusal by Congleton Town Council and Cheshire East Council and at Appeal
- Emerging Neighbourhood Plan which has been consulted upon
- Concerns on effluent clearing

Councillors Armitt, Bates and Barker declared a "non pecuniary" interest in application 17/0195C

16/3286C 130 Holmes Chapel Road, Congleton, CW12 4NY **REFUSE DUE TO THE FOLLOWING**

- Design, visual appearance and materials
- Layout and density of buildings
- Loss of daylight or sunlight
- Overlooking/ loss of privacy

Councillor Bates declared a "non pecuniary" interest in application 16/3286C

6. **PLANNING APPEALS**

None to report.

7. **PUBLIC FOOTPATHS NUMBERS 71 AND 11**

PLN/24/1617 RESOLVED: Correspondence from Cheshire East Council dated 23rd January 2017 in respect of upgrading public footpaths numbers 71 and 11 in Congleton was received.

L. D. Barker – Chairman