

CONGLETON TOWN COUNCIL

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

PRESENT

Councillor L D Barker (Chairman)
Mrs S Akers Smith
Mrs A Armitt
P Bates
R Boston
D T Brown
G. P. Hayes
Mrs S A Holland
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, P. Broom, G. R. Edwards and G. S. Williams.

2. **MINUTES**

PLN/25/1617 RESOLVED: That the Minutes of the Meeting of the Committee held on 9th February 2017 be approved and signed by the Chairman as a correct record with the addition of the word quantity in respect of application 17/0514C – Grove Inn, Manchester Road.

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, 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/26/1617 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Week ended 10th February 2017

16/5279C Land East of Meadow Avenue, Congleton **NO OBJECTION**
Subject to the following –

- Access over Stoney Lane would require the provision of steps for the footpath
- Details should be provided of the pumping station
- To avoid flooding in the Town Centre, surface water drainage should not be into Howty Brook
- The border fencing needs to ensure that the hedgerows are not deprived of light
- The Section 106 Agreement to provide funds for health and education and a bus service in the area
- The amount of affordable housing should be increased from 4 to 5 houses

Councillors Brown and Holland declared a “non pecuniary” interest in application 16/5279C

17/0518C Grove Inn, Manchester Road, Congleton, CW12 **REFUSE - due to other applications on this development being refused and are currently at appeal**

Councillors Bates and Barker declared a “non pecuniary” interest in application 17/0518C

17/0642C	Land Off Manchester Road, Congleton	NO OBJECTION
17/0721C	81 Lower Heath, Congleton, CW12 1NJ	NO OBJECTION
17/0726C	22 Delamere Road, Congleton, CW12 4PA	NO OBJECTION
17/0413T	14 Barnett Grove, Congleton, CW12 4WF	NO OBJECTION
		Subject to usual conditions
17/0687D	Shakerley Arms, 7 – 9 Willow Street, Congleton	NO OBJECTION

Week ended 17th February 2017

17/0522C Overlands, Cherry Lane, Congleton, CW12 3QU **NO OBJECTION**
Councillors Brown, Hayes and Holland declared a “non pecuniary” interest in application 17/0522C

17/0846C Bakers Villas, Wagg Street, Congleton, CW12 4BA **NO OBJECTION**
17/0854C Rear of 72 Lawton Street, Congleton, CW12 1RS **NO OBJECTION**

Councillor Hayes declared a “non pecuniary” interest in application 17/0854C

17/0864C 18 Falmouth Road, Congleton, CW12 3BH **NO OBJECTION**
17/0794D Dane Valley Road, Congleton, CW12 1PH **NO OBJECTION**
17/0808D 11 Bridge Street, Congleton, CW12 1AY **NO OBJECTION**
17/0809D 11 Bridge Street, Congleton, CW12 1AY **NO OBJECTION**
17/0795D Land West of Goldfinch Close, Congleton
17/0862D Land West of Goldfinch Close, Congleton,

These applications were considered together – to request that the Planning Officer make the decision as to whether the conditions have been satisfied and to note the following comments of the Town Council

- The bridleway that is promoted as a walking route from the development into the Town Centre has drainage problems and is often flooded with surface water
- The hedge and medieval field plans should be preserved and the agreement struck at Appeal should be upheld
- Two fields on the site are adjacent to the cemetery and developers should limit construction noise when funerals are taking place
- Concerns regarding tree protection due to soil compaction affecting tree roots. Enforcement Officers have been involved in having hard standing removed in areas too close to hedges/trees and we request that they continue to closely monitor that protection measures are implemented.

Week ended 24th February 2017

17/0870C	166 Biddulph Road, Congleton, CW12 3LS	NO OBJECTION
17/0948C	Roundabout West Road/ Clayton By Pass, Congleton	REFUSE – due to the signs being too large and not in keeping with the tradition of the Town
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0948C		
17/0949C	Roundabout Newcastle Road, Congleton	REFUSE – due to the signs being too large and not in keeping with the tradition of the Town
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0949C		
17/0953C	Land at Clayton By Pass Roundabout, Congleton	REFUSE – due to the signs being too large and not in keeping with the tradition of the Town
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0953C		
17/1019C	2 Padgbury Lane, Congleton, CW12 4LP	NO OBJECTION
17/0781T	Land adj to 6 Hillesden Rise, Congleton, CW12 3DR	NO OBJECTION
		Subject to usual conditions
17/0925T	Astbury Mere Country Park, Sandy Lane, Congleton	NO OBJECTION
		Subject to usual conditions
Councillors Bates, Hayes and Wardlaw declared a “non pecuniary” interest in application		
17/0925T		
17/0819D	Wood Farm, Wood Lane, Congleton, CW12 3PX	NO OBJECTION

Week ended 3rd March 2017

17/0622C	1 Bridge Row, Congleton, CW12 2QX	NO OBJECTION
17/1088C	High Bent Farm, Congleton, CW12 3QH	NO OBJECTION
17/1181C	30 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
17/1212C	13 Threefields Close, Congleton, CW12 4PU	NO OBJECTION
Councillor Hayes declared a “non pecuniary” interest in application 17/1212C		
17/1108D	12 – 16 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
17/0995C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	NO OBJECTION

6. PLANNING APPEALS

None to report.

7. MAIN MODIFICATIONS TO CHESHIRE EAST LOCAL PLAN

PLN/27/1617 RESOLVED: To receive the group Neighbourhood Plans draft response to the Local Plan Modification – Copy attached.

L. D. Barker – Chairman