

# Congleton Town Council

Minutes of the Meeting of the Council held on Thursday,  
10<sup>th</sup> January 2013 in the Town Hall, Congleton.

**PRESENT:** Councillors     D S Allen  
                                      L D Barker  
                                      P Bates  
                                      G Baxendale  
                                      J S Crowther  
                                      G Hayes  
                                      Mrs A M Martin  
                                      Mrs S A Holland (Town Mayor)  
                                      D Murphy  
                                      D A Parker  
                                      J. D Parry  
                                      R.K Williams

## 1. **APOLOGIES**

Apologies for absence. (Members are respectfully reminded of the necessity to submit any apology for absence in advance and to give a reason for non-attendance).

Apologies for absence were received from Councillors R. I Brightwell, N.T Price, E.Wardlaw and G.S Williams.

## 2. **MINUTES**

**CTC/71/1213 RESOLVED-** That the Minutes of the meeting held on the 6<sup>th</sup> December 2012 be approved and signed by the Mayor.

## 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.

Councillor G.Baxendale declared a non-pecuniary interest in any matters related to Cheshire East Borough Council.

## 4. **MAYOR’S ANNOUNCEMENTS**

The Town Mayor drew attention to the various engagements that she and the Deputy Mayor had fulfilled since the last Council meeting.

## 5. **OUTSTANDING ACTIONS**

None.

6. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

**Question to the Town Mayor Mrs S Holland**

My question concerns the development of the new supermarket.

The original programme for redevelopment of the Bridestones showed that the development works should now be complete and the building in operation but, in fact, no work has yet started. It was recently reported that the current delay is due to a question over the ownership of the road adjacent to the Bridestones.

Whilst it is accepted that it is often difficult to accurately forecast how long negotiations are likely to take, will the Council liaise with CEBC to provide the residents of Congleton with an update of the situation relating to the progress of the negotiations and the best estimate of when the negotiations are likely to be completed?

From Graham Goodwin

**Response by the Town Mayor**

Thank you for your question which I will respond to on behalf of the Town Council.

The Council has contracted the Developer, Scarborough Developments and Cheshire East Borough Council to obtain an update on the status of the progress on negotiations to complete all of the outstanding agreements related to the planning application.

Both parties have been working hard with the objective of completing all of the outstanding matters before Christmas, and in fact both had agreed a draft S106 Agreement in the second week in December. However, Cheshire east have stated that they need to have Marshalls who own the Bridestones 1 site, included in the S106 Agreement as a party to it, as some of the car parking spaces identified in the new development are located on land that they own.

This has held up the completion of the final document, although Scarborough have approached Marshalls directly to obtain their consent to the S106 Agreement.

Whilst the S106 Agreement was not actually concluded before Xmas, all outstanding matters have bow been resolved, but, the agreement needs to be signed by Scarborough, 2 Banks, Marshalls and Cheshire East. This process is expected to take about a week and it is anticipated to be fully signed by early next week when the Planning Consent Certificate can then be issued by Cheshire East.

Once the certificate is signed this then moves the process into the 13 week challenge and review period.

Other outstanding issues are the land ownership of Princess Street. At the moment it is believed that Thameside Council, who manage the Greater Manchester Pension Fund, may own the street as they took over the financing of the original Bridestones 1 Development via the pension fund, but, they are searching their records to verify this.

Other matters which need concluding include the Land and Developers agreements, but, again both parties are making good progress in this area and this should be concluded within the 13 week period.

As a consequence construction is likely to start on the new supermarket in July 2013, with a construction agreement being signed in mid-May and the market moving in June.

7. **CHESHIRE EAST COUNCILLORS' REPORTS**

Cllr G.Baxendale reported that the application by Tesco to remove the conditions on the size of vehicles used for deliveries at the Waggon and Horses is not scheduled to be considered at the January meeting of the Southern Planning Committee (CEBC).

8. **ACCOUNTS**

**CTC/72/1213 RESOLVED-**

- (a) To approve the payment of the accounts listed.
- (b) To approve payment of any expenditure agreed at this meeting.

9. **URGENT ITEMS**

The Town Clerk informed the Council that the election for the casual vacancy for West Ward had been set for Thursday 7<sup>th</sup> March 2013. As yet no election notice had been provided by Cheshire East. Nomination packs for the election are obtainable at the Elections Office, Cheshire East Borough Council.

The Town Mayor reminded Councillors that the Civic Dinner and Mayor's Ball will take place on Friday 15<sup>th</sup> March 2013 and requested Councillors to support this event.

10. **YOUTH COMMITTEE/JUNIOR COUNCIL**

It was noted that the Youth Committee are making good progress on developing a website which is expected to be available by the end of April.

11. **COUNCIL TAX BASE**

The Town Clerk explained the basis of the changes to the tax base which have come about because the government are replacing the Council Tax Benefit Scheme with a locally based scheme.

It was noted that Cheshire East Borough Council were providing a grant of £75,354 to fund Congleton's Council Tax Benefits, but, concern was expressed that the funding may reduce over time putting an extra burden on the town Council and local rate payer.

**CTC/73/1213 RESOLVED** That the report be received.

12. **BUDGET AND PRECEPT 2013-14**

**CTC/73/1213 RESOLVED that:-**

1. That the revenue and capital budget for 2013-2014, as set out in Appendix 1, be approved. (submitted during 6<sup>th</sup> December 2012 meeting)
2. That a level of precept for 2013-14 of £693,826 be approved which will be funded by a local precept of £618,472 with a grant from Cheshire East Borough council of £75,354.

13. **MEADOW AVENUE**

Cllr Bates requested that the Council note the contribution made by Cheshire East Councillors D. Brown, P. Mason and D. Topping in supporting the local residents in respect of the planning application on land to the East of Meadow Avenue.

Mrs S A Holland

TOWN MAYOR