

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 20th AUGUST 2015**

PRESENT Councillor Mrs E Wardlaw – Town Mayor – In the Chair
Mrs S Akers Smith
Mrs A Armitt
J G Baggott
P Bates
C Booth
P Broom
D T Brown
G R Edwards
G P Hayes
Mrs S A Holland
Mrs A M Martin – arrived at 7.10 p.m.
Mrs A E Morrison
Mrs J D Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors N. Adams, D. S. Allen, L. D. Barker, H. Richards, G. S. Williams.

2. **MINUTES**

PLN/7/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 16th July 2015 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 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.

Councillor G. P. Hayes declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Northern Planning Committee. Councillor Hayes did not vote on any items

Councillors Bates and Wardlaw declared a “non pecuniary” interest due to their membership of Cheshire East Council and did not vote.

4. **OUTSTANDING ITEMS**

There were none.

5. PLANNING APPLICATIONS

PLN/8/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 17th July 2015

15/2841C	24 Ayrshire Way, Congleton, CW12 3TN	NO OBJECTION
15/3057C	38 Leamington Road, Congleton, CW12 4PE	NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 15/3057C		
15/3089C	78 Holmes Chapel Road, Congleton, CW12 4NG	REFUSE – due to comments from United Utilities regarding building over the sewer on the plot.
15/3172C	DV8 6 Little Street, Congleton, CW12 1AR	NO OBJECTION
Councillors Broome and Hayes declared a "non pecuniary" interest in application 15/3172C		
15/3173C	DV8 6 Little Street, Congleton, CW12 1AR	NO OBJECTION
Councillors Broome and Hayes declared a "non pecuniary" interest in application 15/3173C		
15/3222C	Little Croft, 5 Park Bank, Congleton, CW12 3DH	NO OBJECTION
15/3250C	Dane Street Garage, Dane Street, Congleton, CW12 1JX	NO OBJECTION
15/3108T	3 Wolstanhome Close, Congleton, CW12 3RX	NO OBJECTION
Subject to usual conditions		
Councillor Hayes declared a "non pecuniary" interest in application 15/3108T		
15/3138T	5 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
Subject to usual conditions		

Week ended 24th July 2015

15/3194C	54 West Street, Congleton, CW12 1JY	NO OBJECTION
Subject to Planning Officers ensuring that windows at the rear of the dwelling do not overlook adjoining properties		
Councillor Bates declared a "non pecuniary" interest in application 15/3194C		
15/3316C	Aldi, West Heath, Congleton, CW12 4NB	NO OBJECTION
Subject to Planning Officers ensuring that the Sunday trading hours comply with legislation		
15/3350C	20 Barnett Grove, Congleton, CW12 4WF	NO OBJECTION
15/3183T	32 Park Lane, Congleton, CW12 3DG	NO OBJECTION
Subject to usual conditions		
15/2795D	The Orchard, Padgbury Lane, Congleton, CW12 4HX	NO OBJECTION
Subject to usual conditions		

Week ended 31st July 2015

15/3196C	13 High Street, Congleton, CW12 1BN	NO OBJECTION
Councillor Booth declared a "non pecuniary" interest in application 15/3196C		
15/3420C	2 St. Peter's Road, Congleton, CW12 3RE	NO OBJECTION
15/3474T	31, Park Lane, Congleton, CW12 3DG	NO OBJECTION
Subject to usual conditions		

Week ended 7th August 2015

15/3466C	St Mary's School, Belgrave Avenue, Congleton	NO OBJECTION
15/3525C	Irlam House, Brookhouse Lane, Congleton, CW12 3QP	NO OBJECTION
Subject to rules for building in the green belt are complied with		
15/3532C	2 – 4 Moody Street, Congleton, CW12 4AP	NO OBJECTION
15/3538C	16 Kennet Drive, Congleton, CW12 3RJ	NO OBJECTION
15/3557C	Pedley House Farm, Pedley Lane, Congleton, CW12 3QD	NO OBJECTION
Councillor Hayes declared a "non pecuniary" interest in application 15/3557C		

Week ended 14th August 2015

15/3431C	39 Cross Lane, Congleton, CW12 3JX	NO OBJECTION
15/3574C	18 Lawton Street, Congleton, CW12 1RP	NO OBJECTION
Councillor Broome and Hayes declared a “non pecuniary” interest in application 15/3574C		
15/3586C	Land Off Spring Street, Congleton, CW12	NO OBJECTION
Subject to Planning Officers checking that there are sufficient parking spaces and appropriate landscaping is provided		
15/3593C	5 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
15/3600C	Hightown Corn Mills, Biddulph Road, Congleton	NO OBJECTION
15/3634C	4 Lower Heath, Congleton, CW12 1NJ	NO COMMENT
Councillor Martin declared a “non pecuniary” interest in application 15/3634C		
15/3664C	Field No. 5227, East of Tunstall Road, Congleton	NO OBJECTION

Additional Item

15/3227C	The Spinney, Middle Lane, Congleton	REFUSE – due to insufficient reasons to remove the agricultural restriction
Councillor Bates declared a “non pecuniary” interest in application 15/3227C		

6. PLANNING APPEALS

The following appeal was noted –

APP/R0660/A/14/2221324 and APP/R0660/A/14/2221325 – Land West of Padgbury Lane, Congleton – Appeal allowed and outline planning permission is granted for up to 120 and 150 dwellings

Councillors discussed concerns regarding traffic congestion due to the large volume of new dwellings. These concerns to be expressed to Cheshire East Highways because of the poor quality of evidence submitted to the appeal on traffic information. It was agreed that Councillor Brown would invite a Cheshire East Highways Officer to a Town Council meeting to discuss the issues.

Mrs E Wardlaw (Town Mayor – In the Chair)