

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 14th NOVEMBER 2013**

PRESENT Councillor L. D. Barker (Chairman)
D. S. Allen
P. Bates
G. Baxendale
R. I. Brightwell
D. T. Brown
G. R. Edwards
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours and G. S. Williams.

2. **PUBLIC REALM STRATEGY**

PLN/19/1314 RESOLVED: That on future planning applications the Town Clerk has the discretion to add contributions to be sought to the Public Realm Strategy.

3. **MINUTES**

PLN/20/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 17th October 2013 be approved and signed by the Chairman as a correct record.

4. **DECLARATIONS OF INTEREST**

Members were reminded to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become known.

Councillor G. Baxendale declared a "non pecuniary" interest due to his 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.

5. **OUTSTANDING ITEMS**

There were none.

6. **PLANNING APPLICATIONS**

PLN/21/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 18th October 2013

13/4279C	Unit C West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB	NO OBJECTION
13/4294C	Brackenwood, Canal Road, Congleton, CW12 3AT	NO OBJECTION
13/4343C	33 Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
Councillor D. Murphy declared a "non pecuniary" interest in application 13/4343C		
13/4337T	L Thompson Optometrist, 5 West Street, Congleton	NO OBJECTION
		Subject to usual conditions
13/4350T	25 Pavilion Way, Congleton, CW12 4EW	NO OBJECTION
		Subject to usual conditions
13/4341D	42 Parson Street, Congleton, CW12 4ED	NO OBJECTION

Week ended 25th October 2013

13/4319C	4 Lower Heath, Congleton, CW12 3AT	NO OBJECTION
Councillor Mrs. A. Martin declared a "non pecuniary" interest in application 13/4319C		
13/4345C	Moss Inn, Canal Road, Congleton, CW12 3AT	NO OBJECTION
Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 13/4345C		
13/4364C	Land at Dingenook, Peover Lane, Congleton, CW12 3QH	NO COMMENT
13/4438C	30 Cross Lane, Congleton, CW12 3JX	NO COMMENT

due to the applicant being a member of Congleton Town Council

All Councillors declared "non pecuniary" interests in application 13/4438C

Councillor Mrs. S. A. Holland declared a "pecuniary" interest in application 13/4438C and left the room.

13/4439C	Land adj. 32 West Street, Congleton, CW12 1JR	NO OBJECTION
Councillors Bates, Barker, Murphy, Holland and Parker declared "non pecuniary" interests in application 13/4439C		

13/4440C	Former Waggon and Horses, West Road, Congleton	REJECTED due to excessive signage.
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13/4437T	67 Park Lane, Congleton, CW12 3DD	NO OBJECTION
		Subject to usual conditions

13/4460T	40 Melton Drive, Congleton, CW12 4YF	NO COMMENT –
Refer to the Cheshire East Tree Preservation Officer		

13/4413D	Tan House Farm, Weathercock Lane, Congleton	NO OBJECTION
13/4414D	Tan House Farm, Weathercock Lane, Congleton	NO OBJECTION
13/4446D	Eaton Bank Academy, Jackson Road, Congleton	NO OBJECTION
Councillor G. P. Hayes declared a "non pecuniary" interest in application 13/4446D		

Week ended 1st November 2013

13/3794C The Studio, 33 West Street, Congleton, CW12 1JN NO OBJECTION
Councillor P. Bates declared a “non pecuniary” interest in application 13/3794C
13/4271C 1A Mill Street, Congleton, CW12 1AB NO OBJECTION
13/4526C Meridan House, Roe Street, Congleton, CW12 1PS NO OBJECTION
Councillors Bates and Hayes declared “pecuniary” interests in application 13/4526C,
left the room and did not vote
Councillor Parker declared a “ non pecuniary” interest in application 13/4526C

13/4525T 1 – 12 Trinity Court, Hulton Close, Congleton, CW12 3TF NO OBJECTION
Subject to usual conditions
13/4450D Land Off Forge Lane, Congleton, CW12 4HF NO OBJECTION
13/4507D Loachbrook Farm, Sandbach Road, Congleton, CW12 NO OBJECTION
13/4514D Loachbrook Farm, Sandbach Road, Congleton, CW12 NO OBJECTION

Week ended 8th November 2013

13/4377C 116 Leek Road, Congleton, CW12 3HX NO OBJECTION
13/4527C Tesco Stores Ltd., Clayton By Pass, Congleton **NO OBJECTION**
Subject to conditions to ensure drainage is improved as the area is subject to flooding
13/4528C Tesco Stores Ltd., Clayton By Pass, Congleton NO OBJECTION
13/4552T 23 Park Lane, Congleton, CW12 3DG NO OBJECTION
Subject to usual conditions

Applications previously considered – The Mooring and Goldfinch Close and Land Off Padgbury Lane

It was agreed that Councillor Paul Bates will be the Town Council’s representative when these applications, and other large applications, are discussed by Cheshire East and any subsequent appeals.

7. **PLANNING APPEALS**

None to report.

8. **HIGHWAYS ISSUES**

Concerns were expressed at the slow progress of works in Market Street and on the A54 past Buglawton. The Town Clerk will contact Cheshire East to request a copy of the conditions Contractors operate to.

9. **LOCAL PLAN**

Information received from Councillor David T. Brown in respect of the Local Plan was received. The Consultation Documents will be available on line and a printed version will be held by the Town Clerk for members to view.

10. **PLANNING DEBATE IN THE HOUSE OF COMMONS**

Information received from Fiona Bruce M.P. was received.

11. **RESIDENTS PLANNING OBJECTIONS**

It was noted that the Town Council had received various correspondence from residents concerning a number of planning applications.

12. **ANY OTHER BUSINESS**

It was noted that revised information regarding the environmental statement in respect of application 13/2746C – Blackfirs Lane – had been received.

Some concern was expressed at the closed meeting to be held by Cheshire East Strategic Planning Board concerning recent planning applications.

L. D. Barker (Chairman)