

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17th OCTOBER 2013**

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

Approximately 60 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours, D. T. Brown D. A. Parker and Miss R. Williams.

2. **MINUTES**

PLN/17/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 26th September 2013 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 G. Baxendale declared a "non pecuniary" interest due to his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/18/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 27th September 2013

13/3845C	Counting House, 18 Swan Bank, Congleton, CW12 1AH	NO OBJECTION
Councillor D. Murphy declared a "non pecuniary" interest in application 13/3845C		
13/3847C	4 Wellington Close, Congleton, CW12 1TA	NO OBJECTION
13/4005T	45 Lawton Street, Congleton, CW12 1RU	NO COMMENT

Week ended 4th October 2013

13/4097W Recycling Centre, Brunswick Wharf, Congleton, CW12 1RG NO OBJECTION
Subject to previous conditions on this site being adhered to in respect of storage and position of waste and cleaning of the highway on Brook Street as there have been reports of operational difficulties and environmental concerns.
Councillor G. P. Hayes declared a "non pecuniary" interest in application 13/4097W

13/4041T	114 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION Subject to usual conditions
13/3965D	10 Padgbury Lane, Congleton, CW12 4LP	NO OBJECTION

Week ended 11th October 2013

13/4219C	Land West of Padgbury Lane, Congleton
13/4219C	Land West of Padgbury Lane, Congleton

Planning applications 13/4216C – 180 Dwellings and 13/4219C 120 Dwellings

1. PS8

The site selected is designated in Open Countryside and as such the development fails to comply with this policy and is unacceptable. The applicant also fails to demonstrate clearly that they are exempt from this policy in that this is essential to the local needs and the rural economy

2. H6

The planned site is in Open Countryside as indicated in the Congleton Borough Council Local plan and the proposed development fails to comply with any of the categories within this policy

3. GR 19

The proposal suggests that the infra-structure present is adequate and no additional improvements or expenditure is required in the immediate vicinity. However, this statement is implausible and contrary to GR19 as the egress from Padgbury Lane to Newcastle Road is very difficult, particularly in the rush hour as the additional traffic emanating from the proposed dwellings would add significantly to this problem, and would place an undue burden on the existing infra-structure at this junction.

4. Emerging Cheshire East Borough Council Local Plan

According to the emerging Cheshire East Local Plan no land has been allocated for housing in this immediate area.

The housing allocation in the Congleton area is to the north of the Town which does not include Padbury Lane and as a consequence if the development is viewed in this context it fails to comply with housing land allocation in the area.

5. If at some point should this application be approved Congleton Town Council request that a contribution is sought to the Congleton Public Realm Strategy

13/2954C Hawthorn Cottage, Harvey Road, Congleton
Councillor G. R. Edwards declared a "non pecuniary" interest in application 13/2954C

Planning Application 13/2954C 49 Dwellings at Canal side Farm/Hawthorne Cottage

1. PS7

The proposed development is on Green Belt land and is contrary to PS7 of the Congleton Borough Council Local Plan as it is not located within any settlement line of a village and is not in accordance with policy H6

2. H6

The development does not accord with any of the permissions under policy H6. It may be suggested that the proposal falls under PS6 which allows for limited development within the infill boundary line of a settlement, but, the proposed development is outside the settlement zone line and can hardly be described as limited in terms of its scale, size and appearance

3. H14

The local Authority will encourage the development of affordable housing which can be demonstrated to meet an identified local housing need which cannot be accommodated in any other way. However, the proposed development does not meet these criteria as it is not being proposed that the development will consist mainly of affordable housing, nor is there any shortage of available sites in and around Congleton for housing.

4. Emerging Cheshire East Borough Council Local Plan

According to the emerging Cheshire East Local Plan no land has been allocated for housing in this immediate area.

The housing allocation in the Congleton area is to the north of the Town which does not include Padbury Lane and as a consequence if the development is viewed in this context it fails to comply with housing land allocation in the area.

5. If at some point should this application be approved Congleton Town Council request that a contribution is sought to the Congleton Public Realm Strategy

13/4045C Land at Havannah Street, Congleton NO OBJECTION
Subject to nearby businesses not be disadvantaged by complaints from future residents of existing normal operational noise.

Councillor G. R. Edwards declared a "non pecuniary" interest in application 13/4045C

13/4213C 24 Swaledale Avenue, Congleton NO OBJECTION
13/3967T 40 Melton Drive REJECT
Due to it being considered inappropriate to reduce a valued tree by 40% simply to improve a satellite reception

13/4284C Concept Retail Ltd., Unit 1 Greenfield Ind. Est. Congleton NO OBJECTION

Application 13/3517C – Land West of Goldfinch Close, Congleton
Outline Application for the erection of up to 230 Dwellings

It was agreed that Councillor Paul Bates will speak on behalf of the Town Council when this application is considered by Cheshire East Council.

6. **PLANNING APPEALS**

None to report.

7. **HIGHWAYS ISSUES**

It was reported that it appears that the street lighting on Mountbatten Way was not always lit. The Town Clerk was requested to check whether this was part of the lighting reduction scheme.

8. **LAND AT BANKY FIELDS, CONGLETON –**
APPLICATION TO RESISTER LAND AS A VILLAGE GREEN

This application was received and supported by Councillors.

9. **STAFFORDSHIRE MOORLANDS – DRAFT CHURNET VALLEY MASTERPLAN**

Correspondence relating to the Staffordshire Moorlands draft Churnet Valley Masterplan was received and the Town Clerk was requested to write to thank them for the information.

10. **ANY OTHER BUSINESS**

On all future planning applications it was agreed that the Town Clerk has the discretion to add contributions to be sought to the Public Realm Strategy.

L. D. Barker (Chairman)

