

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 18th JULY 2013**

PRESENT Councillor L. D. Barker (Chairman)
Mrs. D. Allen
P. Bates
J. S. Crowther
G. R. Edwards
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors G Baxendale, Ms. L. Bours, R. I. Brightwell, G. P. Hayes, N. T. Price and Miss R. K. Williams.

2. **MINUTES**

PLN/9/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 27th June 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.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/10/1314 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Week ended 28th June 2013

13/2497C	33 Park Lane, Congleton, CW12 3DG	NO OBJECTION
Councillor G. R. Edwards declared a “non pecuniary” interests in	application 13/2497C	
13/2501C	Land off A34 Newcastle Road, Congleton, CW12	REFUSE ON
THE FOLLOWING GROUNDS –		

- Fails to meet the criteria set out in RC2 of the local plan
- The land provides a buffer zone to the Park, which should be maintained for environment issues.
- Unsympathetic to the character of the locality i.e. Astbury Mere.

13/2561C	86 Longdown Road, Congleton, CW12 4QR	NO OBJECTION
13/2622T	Chop Stix 58 Lawton Street, Congleton, CW12 1RS	NO COMMENT

Cheshire East Specialist Officer to decide

Councillor P Bates declared a "non pecuniary" interest in application 13/2622T

Week ended 5th July 2013

13/2604C	Loachbrook Farm, Sandbach Road, Congleton, CW12	NO OBJECTION
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SUBJECT TO THE FOLLOWING COMMENTS BEING NOTED

1. Concern at the additional congestion the proposed development will create in Congleton and particularly the Clayton by pass. As a consequence the applicant should be required to make a substantial contribution towards the cost of building the Link Road as a means of mitigating aggravation of said congestion by the extra traffic from the 200 homes to be built on the site.
2. There is concern from United Utilities (or whoever) that the sewage system in the West Heath area is already at maximum capacity and cannot accommodate any additional foul water input. Recommended that the applicant should be required to make a substantial contribution by way of an infrastructure levy to the cost of expanding of the local sewage system.
3. CEBC to validate whether there is sufficient primary school capacity in the area for the new dwellings, and show how the validation was completed. If not the applicant should be required to make a substantial contribution to the cost of expanding the existing schools and/or building a new one.
4. The applicant should be required to make a substantial contribution towards the Congleton Public Realm Strategy because of the extra demand placed on the infra-structure in Congleton.
5. None of the houses appear to be bungalows, but Congleton has a higher than normal proportion of older people and bungalows are in short supply. The applicant should be required to build a proportion of bungalows and so meet the measurable housing needs of the local area.
6. The outline application (11/0736C) included "community facilities", but no such facilities have been proposed in the current application. The application should be refused and the applicant required to include suitable community facilities on the estate plan.

13/2657C	Georgie House Farm, 53 Moss Road, Congleton	NO OBJECTION
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Councillors P Bates and Mrs. S. A. Holland declared "non pecuniary" interests in application 13/2657C

Week ended 12^h July 2013

13/2665C	5 Little Street, Congleton, CW12 1AR	NO OBJECTION
13/2668C	5 Little Street, Congleton, CW12 1AR	NO OBJECTION

Councillor P Bates declared a "non pecuniary" interests in applications 13/2665C and 13/2668C

13/2740C	1 Delamere Road, Congleton, CW12 4PA	NO OBJECTION
13/2803C	6 Pirie Road, Congleton, CW12 2EE	NO OBJECTION
13/2621T	9 Roseville Drive, Congleton, CW12 3LU	NO COMMENT

Cheshire East Specialist Officer to decide

Additional List

13/2859C 55 Thames Close, Congleton, CW12 3RL
13/2818C Moss Inn, Canal Road, Congleton, CW12 3AT

NO OBJECTION
REFUSE ON THE

FOLLOWING GROUNDS

- Increased traffic volume on Canal Street. This road is not suitable for heavier traffic flow due to its two narrower road sections heading towards the town centre creating pinch points.
- Concern at safety of pedestrians on Canal Road due to the extremely narrow pavement alongside Burns Garage and the likelihood of more accidents occurring.
- The Draft Local Plan is currently available for consultation (Development Strategy for Jobs and Sustainable Communities) and the preferred sites for development are to the North West of the Town.

Councillor Mrs. S. A. Holland declared a “non pecuniary” interest in application 13/2618C

6. **PLANNING APPEALS**

None to report.

7. **LICENSING APPLICATIONS**

None to report.

8. **HIGHWAYS ISSUES**

Information from Cheshire East dated 8th July 2013 was noted informing of the addition of footpath numbers 78, 79, 80 and 81.

9. **STAFFORDSHIRE MOORLANDS DEVELOPMENT PLAN**

The consultation information in respect of the above was received.

10. **CHESHIRE EAST REPORT TO IDENTIFY POTENTIAL GYPSY AND TRAVELLER ACCOMMODATION**

The above report was received – comments included to consider the historical routes for travellers when visiting the traditional fairs in the Borough.

11. **ANY OTHER BUSINESS**

Correspondence dated 17th July 2013 received from Fiona Bruce M.P. regarding a statement made to the Planning Inspector regarding The Moorings and Goldfince Close /Kestral Close was received. The Town Clerk was requested to formally thank Fiona Bruce M.P. on behalf of the Town Council for her support.

Councillor Mrs. Martin commented that she expected several applications for large developments to be submitted in the next few weeks. The Town Clerk confirmed that if another meeting was required prior to the next scheduled meeting this would be arranged.

L. D. Barker (Chairman)

