

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 19th JUNE 2014

PRESENT Councillor Mrs A Martin (Vice Chairman – In The Chair)
P. Bates
R. I. Brightwell
J. S. Crowther
G. P. Hayes
Mrs. J. D. Parry
N. T. Price
Mrs. E. Wardlaw

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, L. D. Barker, Ms. L. Bours, D. T. Brown, G. R. Edwards, Mrs. S. A. Holland, D. Murphy, D. A Parker, G. S. Williams and Miss R .K. Williams.

2. **MINUTES**

PLN/3/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 22nd May 2014 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. **CESHIRE EAST HIGHWAYS OFFICER**

Cheshire East Councillor Louise Brown and Gary Mallin, Network Intelligence Manager attended the meeting to discuss the potential traffic problems associated with developments in and around Congleton prior to the construction and delivery of the Link Road. They provided information on a street work permit scheme and improvements to traffic signals.

6. **PLANNING APPLICATIONS**

PLN/4/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 23rd May 2014

14/2336C	Unit 4 Barn Road, Congleton, CW12 1LJ	NO OBJECTION
14/2379C	Fellowship House, Park Road, Congleton, CW12 1DP	NO OBJECTION
Subject to opening hours being limited to latest 10 p.m.		
14/2302D	87 Newcastle Road, Congleton, CW12 4HL	NO OBJECTION
Councillors Crowther and Price declared "non pecuniary" interests in application 14/2302D		

Week ended 30th May 2014

14/1680C	Land Between Manchester Road and Giantswood Lane, Congleton	
NO OBJECTION - subject to 106 funds being allocated to the Public Realm Strategy and the Link Road. In addition, a request be made to include some bungalows in the development		
Councillors Hayes and Price declared "non pecuniary" interests in application 14/1680C		
14/2237C	Radnor Park Ind Estate. Back Lane, Congleton, CW12	NO OBJECTION
14/2463T	4 Bradbury Gardens, Congleton, CW12 3SR	NO OBJECTION
Subject to usual conditions		

Week ended 6th June 2014

14/0181C	27 Bowness Court, Congleton, CW12 4JR	NO OBJECTION
14/2121C	10 Tamar Close, Congleton, CW12 3RU	NO OBJECTION
14/2304C	45 – 47 West Street, Congleton, CW12 1JY	NO OBJECTION
Councillor Bates declared a "non pecuniary" interest in application 14/2304C		
14/2541C	Croft Villa, 1215 Canal Road, Congleton, CW12 3AP	NO OBJECTION

Week ended 13th June 2014

14/2596C	Lamb Inn, 3 Blake Street, Congleton	NO OBJECTION
14/2615C	The Railway Hotel, 4 Biddulph Road, Congleton, CW12 3JS	NO OBJECTION
14/2626C	Congleton High School, Box Lane, Congleton, CW12 4NS	NO OBJECTION
14/2746C	18 Lawton Street, Congleton, CW12 1RP	NO OBJECTION
Councillor Hayes declared "pecuniary and non pecuniary" interests in application 14/2746C left the room and did not vote		
Councillor Bates declared a "non pecuniary" interest in application 14/2746C		
14/2673D	Mount Pleasant, Crouch Lane, Congleton, CW12 3PT	NO OBJECTION
14/2664T	Adj. Haven House, 104 Park Lane, Congleton, CW12 3DE	NO OBJECTION
Subject to usual conditions		

Brereton Rural/Somerford

14/2685C	Land South of Holmes Chapel Road, Somerford	REFUSE – due to the following reasons
----------	---	--

Planning application 14/2685C Land South of Holmes Chapel Road, Somerford

The proposed site is outside the settlement zone line of Congleton Town as defined by Policy PS3 and PS6

The area is specifically designated as a Settlement in the Open Countryside where only limited development would be appropriate as defined by Policies PS3 and PG5

The site is entirely outside the infill boundary line of the settlement as defined by Policies PS6 and H6 and does not therefore meet any of the requirements set out in PS8 for permitted development in Open Countryside.

The amount of traffic generated by the development, taken together with that from the recently approved Loach Brook Farm development will considerably exacerbate the existing traffic problems in Congleton to an intolerable level, defined by Policy GR18.

The proposed site is not included in the emerging Cheshire East Local Plan

7. **PLANNING APPEALS**

The following appeal was noted -

14/0134C Land South of Holmes Chapel Road, Somerford

8. **CHESHIRE EAST COUNCIL LOCAL PLAN STRATEGY –
SUBMISSION TO THE SECRETARY OF STATE**

It was noted that information had been received from Cheshire East Council dated 4th June 2014 in respect of the above.

9. **NEW STREET NAME PROPOSAL**

Information from Cheshire East Council dated 30th May 2014 was considered and it was PLN/5/1415 RESOLVED – that there is no objection to the name of Forge Croft Close

Mrs A Martin (Vice Chairman)