

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 2 JUNE 2011**

**PRESENT** Councillor D. A. Parker (Chairman)  
Mrs. D. S. Allen  
L. D. Barker  
G. Baxendale  
I. R. Brightwell  
M. Carey  
G. R. Edwards  
G. P. Hayes  
Mrs. S. A. Holland  
M. J. Hutton  
Mrs. A. M. Martin  
D. S. Martin  
Mrs. J. D. Parry  
N. T. Price

1. **APOLOGIES**

Apologies for absence were submitted from Councillors D. T. Brown, J. S. Crowther, D. Fletcher and Miss R. K. Williams

2. **MINUTES**

PLN/3/1112 RESOLVED: That the Minutes of the Meeting of the Committee held on 26<sup>th</sup> May 2011 be approved and signed by the Chairman as a correct record.

3. **DECLARATIONS OF INTEREST**

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

Councillor G Baxendale declared a personal interest due to being a member of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none

5. **PLANNING APPLICATIONS**

PLN/4/1112 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

**Additional List**

11/0736C      Loachbrook Farm, Sandbach Road, Congleton, CW12 4TE      **REFUSED**

**The application was refused for the following reasons –**

- a) Outside the residential zone
- b) Concerns regarding flooding – a full survey should be undertaken
- c) The size of the development
- d) Highway concerns regarding the additional volume of traffic on the already congested roads through Congleton
- e) The application contravenes the Local Plan (H6) which states that Residential Development in the Open Countryside will not be permitted unless it falls into specific categories which this application is not one of the categories.

11/1344C Land Off Wolstenholme Close, Congleton, CW12 4TE **REFUSED**

**The application was refused for the following reasons –**

Highway related issues – the junction at Astbury Lane Ends and Canal Road is very busy and also contains a bus stop in both directions picking up school children in the mornings and afternoons. Thus the impact of traffic emanating from the new development will exacerbate an already busy junction and increase the probability of accidents occurring and would be contrary to highway safety because of the unacceptable increase in traffic.

Additional concerns:-

1. Proposed development would result in more road parking.
2. Over development in the area
3. Strongly suggest that the pond is surveyed on the site for evidence of Great Crested Newts in the pond which are believed to exist in the area.

Councillor Mrs. S-A. Holland declared a personal interest in application 11/1344C

11/0861C Land Off Canal Road Congleton **REFUSED**

**The application was refused for the reasons stated in application number 11/1344C - Land Off Wolstenholme Close – as above**

Councillor Mrs. S-A. Holland declared a personal interest in application 11/0861C

11/1116C Mossley Village Hall, Leek Road, Congleton **NO OBJECTION**

**Week ended 13<sup>th</sup> May 2011**

11/0254C	Land Opposite Ivanhoe, Tommys Lane, Congleton	<b>NO OBJECTION</b>
<b>Subject to concerns regarding Highways issues and the difficult access onto Buxton Road being taken into account</b>		
11/0479C	Garage, 97 Lower Heath, Congleton, CW12 1NJ	<b>NO OBJECTION</b>
11/0515C	72 Obelisk Way, Congleton, CW12 4FY	<b>NO OBJECTION</b>
11/0720C	62 Havannah Street, Congleton, CW12 2AT	<b>NO OBJECTION</b>
11/0807C	Ashlea, 12 Jackson Road, Congleton, CW12 1NT	<b>NO OBJECTION</b>
11/0879C	Lambs House, Buxton Road, Congleton, CW12 2DN	<b>NO OBJECTION</b>
411/1155C	8 Highcroft Avenue, Congleton, CW12 3ES	<b>NO OBJECTION</b>
11/1236C	Dane Cottage, Reades Lane, Congleton	<b>NO OBJECTION</b>
11/1255C	1 & 2 Martin's Court, West Street, Congleton	<b>NO OBJECTION</b>

Councillor Mrs. A. M. Martin declared a personal and prejudicial interest in application

11/1255C	and left the room	
11/1271C	The Orchard, Padgbury Lane, Congleton, CW12 4HX	NO OBJECTION
11/1538C	Investment Castings, Greenfield Road, Congleton	NO OBJECTION

**Week ended 20<sup>th</sup> May 2011**

11/1355C	154 Biddulph Road, Congleton, CW12 3LS	NO OBJECTION
11/1487C	23 Boundary Lane, Congleton, CW12 3JA	NO OBJECTION
11/1506C	The Hollies, Tunstall Road, Congleton, CW12 3QB	NO OBJECTION
11/1658C	St Mary's R C Church, West Road, Congleton, CW12 4ES	NO OBJECTION

**Tree List**

11/1718T	2 Hillfields Close, Congleton, CW12 1NW	NO OBJECTION subject to usual conditions
----------	---	---

**Week ended 27<sup>th</sup> May 2011**

11/1543C	Land Off Lamberts Lane, Congleton	NO OBJECTION
11/1484C	Land Off Windsor Place, Congleton	NO OBJECTION
Councillor G. R. Edwards declared a personal and prejudicial interest in application		
11/1484C and left the room		
11/1485C	Land Off Windsor Place, Congleton	NO OBJECTION
Councillor G. R. Edwards declared a personal and prejudicial interest in application		
11/1485C and left the room		
11/1490C	6 Greenacres Road, Congleton	NO OBJECTION
11/1505C	1 The Grange, Congleton, CW12 3GX	NO OBJECTION
11/1727C	Jubilee Mill, Brown Street, Congleton	NO OBJECTION

**Subject to the new installation being in the same curtilage**

**Additional List and Tree List**

11/1705C	Land Off Leek Road, Congleton	NO OBJECTION
11/1816T	5 Bradbury Gardens, Congleton	NO OBJECTION subject to usual conditions
11/1850T	4 Roseville Drive, Congleton	NO OBJECTION subject to usual conditions

**6. PRE-APPLICATION CONSULTATION – WFS TELECOM LTD – NEW BASE STATION ASTBURY STREET/CRESCENT ROAD JUNCTION, CONGLETON**

The above pre-application consultation from WFS Telecom Ltd. was considered and the following comment was made –

**Objection to this proposal as it is still in the same vicinity and obtrusive and there are alternative sites in the area (for example West Street Car Park).**

**7. PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 6 AND PUBLIC BRIDLEWAY NO. 1**

Correspondence received from Cheshire East dated 10<sup>th</sup> May 2011 in respect of the proposed footpath diversion was noted.

8. **PLANNING APPEALS**

None to report

9. **LICENSING APPLICATIONS**

None to report

10. **HIGHWAYS ISSUES**

None to report

11. **ANY OTHER BUSINESS**

There were no other matters raised

D. A. Parker  
Chairman