

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 20<sup>th</sup> NOVEMBER 2014

**PRESENT** Councillor L. D. Barker - Chairman  
Mrs. D. S. Allen  
P. Bates  
R. I. Brightwell  
J.S. Crowther  
G. P. Hayes  
Mrs. S. A. Holland  
Mrs. A. M. Martin  
D. Murphy  
Mrs. J. D. Parry  
N. T. Price

The meeting was also attended by approximately 20 members of the public

#### 1. **APOLOGIES**

Apologies for absence were submitted from Councillors G. Baxendale, Ms. L. Bours, D. T. Brown, G. R. Edwards, Mrs. E. Wardlaw, G. S. Williams and Miss R. K. Williams.

#### 2. **MINUTES**

PLN/19/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 6<sup>th</sup> November 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. **PLANNING APPLICATIONS**

PLN/20/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

#### **Week ended 7<sup>th</sup> November 2014**

14/4810C 55 West Street, Congleton, CW12 1JY **NO OBJECTION**  
**Subject to Cheshire East ensuring that the height of the dwelling is in keeping and sympathetic with the surrounding properties**

Councillor Bates declared a "non pecuniary" interest in application 14/4810C

14/5025C 114 Longdown Road, Congleton, CW12 4QT **NO OBJECTION**

## Week ended 14<sup>th</sup> November 2014

14/4938C Land West of Goldfinch Close, Congleton, CW12

A member of the public addressed the meeting with objections to application 14/4938C

### **REFUSE FOR THE FOLLOWING REASONS**

Planning Application 14/4938C, 220 Dwellings

LAND WEST OF GOLDFINCH CLOSE, CONGLETON, CHESHIRE

The proposed development fails to comply with the CBC saved policies on a number of grounds and should be refused

#### 1. PS8 Open Countryside

The proposed development is an inappropriate form of development within the Open Countryside and can only be permitted if it satisfies one or more of the eight criteria mentioned under policy PS8. The applicant may argue that the development satisfies PS8 (IV) which refers to controlled infilling, but, to meet this criteria also requires satisfying policy H6. Policy H6 states that new residential development will not be permitted unless it meets one or more of the criteria within this policy. The applicant may argue that it satisfies H6 (V) but this refers to limited development within the infill boundary line. A proposal for 220 dwellings cannot be described as infill, nor does it meet the criteria laid down for affordable housing H6 (VI) and H14

#### 2. GR 19 Infrastructure

The proposed development would be contrary to the interests of highway safety as it would result in additional traffic using Canal Street which is already used at unacceptable levels. Indeed the policy requires applicants to make adequate provision for any infra-structure requirements which arise directly from the proposed development, but, has made no provision for improving the congestion being experienced in Canal Street which will be exacerbated by increased volumes of traffic emanating from the proposed development.

#### 3. Repeat Application

The application is a repeat application.

Councillor Bates declared a "non pecuniary" interest in application 14/4938C

14/4964C 19 Beech Close, Congleton, CW12 4YL

NO OBJECTION

14/5076C Tall Ash Cottage, 93 Buxton Road, Congleton, CW12 2DY

**NO OBJECTION**

**Subject to Cheshire East Highways Officers conducting a site visit to ensure that safety concerns regarding the access are addressed, in particular the next door neighbours egress and visibility**

Councillors Bates, Hayes and Murphy declared a "non pecuniary" interest in application 14/5076C

14/5172C 112 Broadhurst Lane, Congleton, CW12 1LA

NO OBJECTION

14/4898D 30 Cross Lane, Congleton, CW12 3JX

NO COMMENT

Councillor Holland declared a "pecuniary" interest in application 14/4898D

All Councillors declared a "non pecuniary" interest in application 14/4898D as the applicant is a member of the Town Council

**Additional Items**

14/5104C	15 Ambleside Court, Congleton, CW12 4HZ	NO OBJECTION
14/5083C	49 Moss Road, Congleton, CW12 3BN	NO OBJECTION
14/5025C	114 Longdown Road, Congleton, 4QT	NO OBJECTION
14/5052C	1 Sweet Briar Court, Congleton, CW12 4GY	NO OBJECTION
14/5173C	Kings Arms, 1 High Street, Congleton, CW12 1BN	NO COMMENT

6. **PLANNING APPEALS**

The following Appeal was noted -

14/0659C – Forge Mill, Forge Lane, Congleton – 48 Dwellings – Hearing on 9<sup>th</sup> December 2014

7. **CESHIRE EAST LOCAL PLAN**

Mrs. J. Unsworth of Protect Congleton addressed the meeting followed by statements from several member of the Town Council regarding the Local Plan. It was

PLN/20/1415 RESOLVED – To request the Town Clerk to write to the Prime Minister outlining the concerns and requesting the attendance of a Minister in Congleton.

L. D. Barker (Chairman)