

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 25th SEPTEMBER 2014**

PRESENT Councillor L. Barker (Chairman)
G. Baxendale
D. T. Brown
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
Mrs. E. Wardlaw

Approximately 10 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, P. Bates, Ms. L. Bours, R. I. Brightwell, J. S. Crowther, G. R. Edwards, N. T. Price, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/13/1415 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd September 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.

Councillor D. T. Brown declared a “non pecuniary” interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee. Councillor Brown did not vote on any items.

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/14/1415 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 5th September 2014

14/3984C	Hightown Corn Mills, Congleton, CW12 3JT	NO OBJECTION
14/4049C	81 Leek Road, Congleton, CW12 3HX	NO OBJECTION
14/4050C	Dane Lodge, Wards Lane, Congleton, CW12 3LN	NO OBJECTION

14/4055C	High Bank, Tommys Lane, Congleton, CW12 3LN	NO OBJECTION
14/4045T	73 Park Lane, Congleton, CW12 3DD	NO OBJECTION

Subject to usual conditions

Week ended 12th September 2014

14/4095C	16 Nelson Street, Congleton, CW12 4BS	NO OBJECTION
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14/3649C	Land West of Padgbury Lane, Congleton, CW12 4LR	REFUSE
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14/3657C	Land West of Padgbury Lane, Congleton, CW12 4LR	REFUSE
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Councillor Brown declared a "non pecuniary" interest due to his membership of Cheshire East Council and did not vote on applications 14/3649C and 14/3657C

Representatives from Protect Congleton and the West Heath Action Group and Cheshire East Councillor Domleo spoke in objection to the applications.

REFUSE – DUE TO THE FOLLOWING REASONS -

Planning applications 14/3649C – 120 Dwellings and 14/3657C 150 Dwellings

Saved CBC policies

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. Vehicular Access

The proposal suggests there will be no material traffic impacts associated with the development; however, the Highways Manager stated that by introducing the traffic generation figures from these proposed developments as a cumulative total and by adjusting the distribution pattern to a more realistic level, the highway authority demonstrated that the developments would have a severe impact on a number of junctions along the A34 corridor.

5. Local Plan

The Local Plan has been submitted and is now at the examination stage and as such its contents are relevant

The Local Plan designates housing and employment sites to the north of Back Lane and Radnor Park, Padgbury Lane however, is not identified as a strategic site or location

Week ended 19th September 2014

14/3935C	9 Vale Walk, Congleton, CW12 4AL	NO OBJECTION
14/4179C	111 Longdown Road, Congleton, CW12 4QR	NO OBJECTION
14/4199C	71 Longdown Road, Congleton, CW12 4QH	NO OBJECTION
14/4229C	124 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION
14/4232C	Land adj. 9B Fol Hollow, Congleton, CW12 4HT	NO OBJECTION
14/4236C	Quinta Primary School, Congleton, CW12 4LX	NO OBJECTION
14/4263C	16 Longdown Road, Congleton, CW12 4QJ	NO OBJECTION
14/4329C	1 High Street, Congleton, CW12 1BN	NO OBJECTION
14/4330C	1 High Street, Congleton, CW12 1BN	NO OBJECTION

6. **PLANNING APPEALS**

The following appeal was reported.

Application No. 13/3764C - Appeal Ref: APP/R0660/A/14/2214018 –
Land Off Waggs Road, Congleton – Erection of 104 Residential Dwellings

L. D. Barker (Chairman)