

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 26th SEPTEMBER 2013

PRESENT Councillor Mrs. A. M. Martin (Vice Chairman)
D. S. Allen
P. Bates
G. Baxendale
D. T. Brown
J. S. Crowther
G. R. Edwards
D. Murphy
Mrs. J. D. Parry

Approximately 50 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors L. Barker, R. I. Brightwell, G. Brittain, G. P. Hayes, Mrs. S. A. Holland, D. A. Parker, N. T. Price, Mrs. E. Wardlaw, G. S. Williams and Miss R. Williams.

2. **MINUTES**

PLN/15/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 5th September 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.

Councillor G. Baxendale declared a "non pecuniary" interest due to his membership of Cheshire East Council.

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.

4. **OUTSTANDING ITEMS**

There were none.

5. PLANNING APPLICATIONS

PLN/16/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Application 13/3764C Land off Waggs Road, Congleton was considered first

THE DECISION WAS TAKEN TO REFUSE APPLICATION 13/3764C for the following reasons.

Planning Application 13/3764C Bellway Homes 104 Dwellings

The planning application to construct up to 104 dwellings on land off Waggs Road is in an area designated by the Congleton Borough Council Local Plan as Open Countryside and as such fails to satisfy policy PS9(iv) of the Local Plan as a development of up to 104 dwellings cannot be described as infilling. It also is contrary to H6 of the Local Plan in that the infill development must be appropriate to the local character in terms of its use, intensity and scale, indeed as a consequence of its scale alone it is contrary to H6.

It is also contrary to H14 of the Local Plan in that it is not a small scheme and does not consist entirely of housing that will be retained as low cost in perpetuity.

The proposed development would be contrary NR4 of the Congleton Local Plan as proposals for development will not be permitted where they would adversely affect sites of nature conservation or geological importance in the designated Wildlife Corridor, the proposed development would have a significant impact on the destruction of wild life habitat.

Additionally in the emerging Cheshire East Local Plan, land North of Lamberts Lane and East of Waggs Road was considered in the Shaping Our Futures document and rejected.

Week ended 6th September 2013

13/2746C Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Congleton **REFUSE**

THE DECISION WAS TAKEN TO REFUSE APPLICATION 13/2746C for the following reasons.

Planning Application 13/2746C Richborough Estates 180 Dwellings

The outline planning application to construct up to 180 dwellings on land between Black Firs Road and Chelford Road, is in an area designated by the Congleton Borough Council Local Plan as Open Countryside and as such fails to satisfy any of the policies set out in PS9 of the Local Plan as a development of up to 180 dwellings cannot be described as infilling.

It may be argued that it satisfies PS9(V) of the Local Plan, but, in this area it fails as It is contrary to H14 of the Local Plan in that it is not a small scheme and does not consist entirely of housing that will be retained as low cost in perpetuity.

The proposed development would be contrary to H6 of the Local Plan in that it fails to meet any of the criteria laid down and as such we recommend refusal.

Additionally, in the emerging Cheshire East Local Plan, the triangle of land in question is not identified as a potential development option, whilst it is a nonspecific blob at the moment; the CEBC Local Plan appears to identify land to the north of this area for housing allocation. If the application is viewed in the context of this Plan then the Town Council would be minded to recommend refusal.

13/3655C	1 Blake Street, Congleton, CW12 4DS	NO OBJECTION
Councillor D. Murphy declared a "non pecuniary" interest in application 13/3655C		
13/3637D	Loachbrook Farm, Sandbach Road, Congleton, CW12 4TE	NO COMMENT

Week ended 13th September 2013

13/3679C	Valley Manufacturing, North Street, Congleton, CW12 1HF	NO COMMENT
13/3678D	Valley Manufacturing, North Street, Congleton, CW12 1HF	NO COMMENT
13/3698C	Land at Forge Lane, Congleton, CW12 4HF	NO OBJECTION
SUBJECT TO THE FOLLOWING CONDITIONS		
That Forge Lane be improved prior to any work on the development commencing.		
The improvement to include road widening and the construction of passing areas.		
Highways to investigate the access to the A34 to be a left turn only.		
Section 106 funds be allocated to the Public Realm Strategy.		
13/3709C	103 Waggs Road, Congleton, CW12 4BU	NO OBJECTION
13/3752C	55 Hawthorne Close, Congleton, CW12 4UF	NO OBJECTION
13/3776C	94 Mill Street, Congleton, CW12 1AG	NO OBJECTION
13/3795C	Windyways, 134 Canal Road, Congleton, CW12 3AT	NO COMMENT
13/3800C	Land Adj to 1A Boundary Lane, Congleton, CW12 3HZ	NO OBJECTION

Week ended 20th September 2013

13/3583C	6 Heathfield Close, Congleton, CW12 4ND	NO OBJECTION
13/3634C	Unit 13 – 14 West Heath Shopping Centre, Congleton	NO OBJECTION
13/3761C	War Memorial Hospital, Canal Road, Congleton	NO OBJECTION
13/3808C	85 Canal Street, Congleton, CW12 3AE	NO OBJECTION
13/3851C	Congleton Water Treatment Works, Clayton By Pass, Barn Road, Congleton, CW12 1LJ	NO OBJECTION
13/3928C	42 Birch Road, Congleton, CW12 4NR	NO OBJECTION
13/3906D	Lower Park Street Mill, Lower Park Street, Congleton	NO OBJECTION
13/3738T	Fernwood, 126 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION
13/3875T	Fairings, Biddulph Road, Congleton, CW12 3LZ	Subject to usual conditions NO OBJECTION
13/3879T	18 Minton Close, Congleton, CW12 3TD	Subject to usual conditions NO OBJECTION

6. **PLANNING APPEALS**

None to report.

7. **HIGHWAYS ISSUES**

None to report.

8. **LAND AT BANKY FIELDS, CONGLETON – APPLICATION TO RESISTER LAND AS A VILLAGE GREEN**

This item was deferred until the next Planning Committee meeting.

9. **CESHIRE WEST & CHESTER LOCAL PLAN**

Correspondence relating to the Cheshire West and Chester Local Plan was received.

10. **ANY OTHER BUSINESS**

Councillor Bates reported that there were problems with traffic driving the wrong way along the one way section of Lawton Street. The Town Clerk agreed to report to Highways to check whether there was adequate signage.

Mrs. A. M. Martin (Vice Chairman)