

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 28<sup>th</sup> NOVEMBER 2013

**PRESENT** Councillor L. D. Barker (Chairman)  
D. S. Allen  
P. Bates  
G. Baxendale  
D. T. Brown  
G. R. Edwards  
G. P. Hayes  
Mrs. S. A. Holland  
Mrs. A. M. Martin  
D. Murphy  
D. A. Parker  
Mrs. J. D. Parry  
N. T. Price  
Mrs. E. Wardlaw  
G. S. Williams

Approximately 35 members of the public attended the meeting

#### 1. **APOLOGIES**

Apologies for absence were submitted from Councillors Ms. L. Bours, R. I. Brightwell, J. S. Crowther and Miss R. K. Williams.

#### 2. **MINUTES**

PLN/22/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 14<sup>th</sup> November 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/23/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

### Week ended 15<sup>th</sup> November 2013

13/4684C	Land Off Brook Street & Bridge Row, Congleton, CW12	NO OBJECTION
13/4650T	14 Cumberland Road, Congleton, CW12 4PH	NO OBJECTION Subject to usual conditions
13/4697T	90 Park Lane, Congleton, CW12 3DD	NO OBJECTION Subject to usual conditions
13/4550D	St. John's Vicarage, Buxton Road, Congleton, CW12 2DT	NO OBJECTION Subject to usual conditions

### Week ended 22<sup>nd</sup> November 2013

12/2519C	The Hot Spot, 26 High Street, Congleton, CW12 1BD	NO OBJECTION
13/4739C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
13/4753C	Paddock House Farm, Back Lane, Congleton, CW12 4RB	NO OBJECTION
13/4759C	3 Bosley View, Congleton, CW12 3TU	NO OBJECTION
13/4781C	Land East of Meadow Avenue, Congleton, CW12 4BX	

Mrs. J. Unsworth spoke on behalf of local residents in objection to application 13/4781C

### **REFUSED DUE TO THE FOLLOWING REASONS –**

1. The development would create a new residential development in the Open Countryside and is therefore not in compliance with Policies PS8 and H6 of the adopted Congleton Borough Plan First review of 2005.
2. The development would have an adverse impact on Badger habitat contrary to the requirements of policies NR3 AND NR5 of the adopted Congleton Borough Plan First review of 2005.
3. The development would have adverse impact on highway safety contrary to the requirements of Congleton Borough Plan First review of 2005.
4. Highway implications due to the weight restrictions on Waggs Road and Foll Hollow.
5. The development is not in line with the Core Strategy Document as produced by Cheshire East Council which has been adopted and voted on unanimously by Congleton Town Council taking guidelines from Congleton Town Council Neighbourhood Plan which was also adopted unanimously.

13/4821C	Unit 3 Former Congleton Business Centre, Thomas Street, Congleton, CW12 1QU	NO OBJECTION
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Councillor Murphy declared a "non pecuniary" interest in application 13/4821C

13/4822C	Broad Gable, 132 Canal Road, Congleton, CW12 3AT	NO OBJECTION
13/4829C	6 The Mount, Congleton, CW12 4FD	NO OBJECTION
13/4586D	Land Off Brook Street, Congleton	NO OBJECTION
13/4771D	Loachbrook Farm, Sandbach Road, Congleton	NO OBJECTION

### **Additional List**

13/4734C 25 Tidnock Avenue, Congleton, CW12 NO OBJECTION  
Councillor Murphy declared a “non pecuniary” interest in application 13/4734C  
13/4826C 12A West Street, Congleton, CW12 1JR NO OBJECTION  
Councillor Martin declared a “pecuniary” interest in application 13/4826C, left the room and did not vote

#### 6. **PLANNING APPEALS**

None to report.

#### 7. **HIGHWAYS ISSUES**

None to report.

#### 8. **PLANNING APPLICATION NUMBER 12/1433C – ST. JOHN’S VICARAGE BUXTON ROAD – CONSULTATION – ROAD NAME**

Information was considered from Cheshire East Council and it was agreed that there are no objections to the name of Vicarage Avenue.

#### 9. **PUBLIC CONSULTATION – 75 DWELLINGS OFF HOLMES CHAPEL ROAD**

It was noted that there is a consultation to develop 75 dwellings to the south west of Holmes Chapel Road.

#### 10. **LOCAL PLAN**

The Committee considered the proposal to change the Town Boundaries. Prior to the discussion taking place Councillor Paul Crompton made a statement on behalf of Somerford Parish Council opposing any changes in boundaries to Somerford and Hulme Walfield.

PLN/24/1314 RESOLVED: That Cheshire East Borough Council be requested to include in the Local Plan the notion of extending the Town Boundary to immediately inside the border of the route of the Link Road from the A534 Sandbach Road to the west of Sandy Lane through Somerford CP to the A34 Manchester Road just to the north of Smithy Lane through Hulme Walfield CP.

#### 11. **ANY OTHER BUSINESS**

It was noted that the Draft Churnet Valley Masterplan Consultation has been extended until Monday 9<sup>th</sup> December 2013.

L. D. Barker (Chairman)

