

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 4<sup>th</sup> JUNE 2015**

**PRESENT** Councillor L. D. Barker - Chairman  
N. Adams  
Mrs S Akers Smith  
Mrs D S Allen  
Mrs A L Armitt  
J G Baggott  
P Bates  
C Booth  
P Broom  
G R Edwards  
Mrs S A Holland  
Mrs A M Martin  
Mrs A E Morrison  
Mrs. J. D. Parry

1. **APOLOGIES**

Apologies for absence were submitted from Councillors R Boston, D T Brown, G. P. Hayes, H. Richards, Mrs E. Wardlaw and G. Williams.

2. **MINUTES**

PLN/1/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 2<sup>nd</sup> April 2015 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 Bates declared a “non pecuniary” interest due to his membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/2/1516 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

**Week ended 8<sup>th</sup> May 2015**

15/1957C	88 Waggs Road, Congleton, CW12 4BU	NO OBJECTION
15/1972C	Quarry Cottage, Tunstall Road, Congleton, CW12 3PW	NO OBJECTION
15/2030C	17 Howey Hill, Congleton, CW12 4AF	NO OBJECTION
15/2059C	Cloud View, Weathercock Lane, Congleton, CW12 3PS	NO OBJECTION

### **Week ended 15<sup>th</sup> May 2015**

15/2011C 9 Leek Road, Congleton, CW12 3HU NO OBJECTION  
15/2119C War Memorial Hospital, Congleton, CW12 3AR REFUSE  
Cheshire East be requested to review this retrospective application to re-locate the cabin onto a more suitable area of the site as the existing cabin overlooks housing and intrudes on their privacy  
Councillor Morrison declared a “non pecuniary” interest in application 15/2119C  
15/2124C Buckingham House, 3 West Street, Congleton, CW12 NO OBJECTION  
Councillor Bates declared a “non pecuniary” interest in application 15/2124C  
15/2125C Buckingham House, 3 West Street, Congleton, CW12 NO OBJECTION  
Councillor Bates declared a “non pecuniary” interest in application 15/2125C

### **Week ended 22<sup>nd</sup> May 2015**

15/2099C Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY

Planning Application 15/2099C – 250 Dwellings

#### **Recommended refusal for the following reasons:-**

##### Congleton Borough Council saved policies

#### 1. PS8 Open Countryside

The proposed development fails to meet any of the criteria set out in PS8; in particular it cannot be shown that it is controlled infilling as the proposed site is outside the settlement zone.

#### 2. H6 Residential Development in Open Countryside and the Green Belt

The development fails to meet any of the provisions set out in H6 in that the proposal is not limited infill within the boundary line; it is major proposal for 250 dwellings outside the settlement zone

##### Cheshire East Council

#### 3. SHLAA

The proposed site is designated in the SHALAA 2012 as site 2549 which is designated as not currently developable

The definition of not currently developable is where it is not known when a site could be developed.

This may be for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

#### 4. Cheshire East Core Strategy

The proposed site is not in an area designated in the emerging CEC Local Plan as one of the strategic locations for housing and would be contrary to the Local plan as it is not part of the site allocation and development policies near to the route of the Congleton Link Road. The proposed development then would prejudice the achievement of the Plan’s objectives and would frustrate the financial viability of the Link Road and as such should be rejected

#### 5. Unacceptable Increases in Traffic

Buxton Road is already a very busy and congested road, the increase in traffic emanating from the proposed development would be detrimental to the safe and efficient operation of the highway and adversely affect the free flow of traffic on Buxton Road heading towards the Town Centre

15/2140C	40 Daisybank Drive Congleton, CW12 1LX	NO OBJECTION
15/2232C	Land at Mossley House, Biddulph Road, Congleton	NO OBJECTION
Councillor Edwards declared a "non pecuniary" interest in application 15/2232C		
15/2340C	38 Birch Road, Congleton, CW12 4NR	NO OBJECTION

6. **PLANNING APPEALS**

None to report.

L D Barker (Chairman)