

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 5th SEPTEMBER 2013

PRESENT Councillor L. D. Barker (Chairman)
D. S. Allen
G. Baxendale
G. Brittain
R. I. Brightwell
J. S. Crowther
G. Hayes
Mrs. S. A. Holland
D. Murphy
D. A. Parker
N. T. Price
Mrs. E. Wardlaw

Approximately 40 members of the public attended the meeting

1. **APOLOGIES**

Apologies for absence were submitted from Councillors P. Bates, Ms. L. Bours, D. T. Brown, G. R. Edwards, Mrs. A. M. Martin, Mrs. J. D. Parry, G. S. Williams and Miss R. K. Williams.

2. **MINUTES**

PLN/13/1314 RESOLVED: That the Minutes of the Meeting of the Committee held on 22nd August 2013 be approved and signed by the Chairman as a correct record. Councillor Mrs. S. A. Holland requested to have noted that, at that meeting which she did not attend, Councillors mistaken thought that application 13/3207C was her own application. She wished to record that she has no connection with that application.

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

4. **OUTSTANDING ITEMS**

There were none.

5. **PLANNING APPLICATIONS**

PLN/14/1314 RECOMMENDED: That the following comments be made to Cheshire East Borough Council:

Week ended 23rd August 2013

13/3517C Land West of Goldfinch Close, Congleton **REFUSE**
Two members of the public spoke in objection to this application

THE DECISION WAS TAKEN TO REFUSE APPLICATION 13/3517 for the following reasons.

Planning Application 13/3517C Seddon Homes 230 Dwellings

The outline planning application to construct up to 230 dwellings on land to the west of Goldfinch Close 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 230 dwellings cannot be described as infilling. It also is also 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 to the interest of highway safety as it would result in additional traffic using Canal Road/Canal Street which is already used to unacceptable levels. Furthermore, the development would be detrimental to the safe and efficient operation of the highway as the increased volume of traffic would adversely affect the free flow of traffic on Canal Street contrary to GR20 of the Local Plan.

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

13/3350C Edgehill Farm, Congleton Edge Road, Congleton, CW12 3JJ NO COMMENT
13/3407C Black Firs School, Longdown Road, Congleton, CW12 4QJ NO OBJECTION

13/3410C Edwards Mill, Hatter Street, Congleton, CW12 1QQ **Councillors expressed concerns regarding traffic and parking and requested that Cheshire East Highways conduct a traffic study to examine these issues**

13/3500C Boundary Villa Farm, 4 Boundary Lane, Congleton, CW12 NO OBJECTION
Councillor Mrs. S. A. Holland declared a "non pecuniary" interest in application 13/3500C

13/3452C Dane court, Mill Green, Congleton NO OBJECTION
13/3023C 1 High Street, Congleton, CW12 1BN NO OBJECTION
13/3506C 11 Wolstanholme Close, Congleton, CW12 3RX NO OBJECTION

Week ended 30th August 2013

13/3178C	37 Bailey Crescent, Congleton, CW12 2EN	NO OBJECTION
13/3433C	L'Endroit Restaurant, 70 – 72 Lawton Street, Congleton	NO OBJECTION
Councillors G. P. Hayes, Mrs. S. A. Holland and Mrs E. Wardlaw declared “non pecuniary” interests in application 13/3433C		
13/3532C	Holmecroft, Middle Lane, Congleton, CW12 3PU	NO OBJECTION
Councillor Mrs. S. A. Holland declared a “non pecuniary” interest in application 13/3532C		
13/3564C	34 Dale Crescent, Congleton, CW12 3ER	NO OBJECTION
13/3588C	Lower Park Mill, Lower Park Street, Congleton, CW12 1EH	NO OBJECTION
13/3591C	33 Park Lane, Congleton, CW12 3DG	NO OBJECTION
13/3603D	8 Fenton Close, Congleton, CW12 3TH	NO OBJECTION

6. PLANNING APPEALS

The Town Clerk was requested to write to Seddon Homes to deplore their decision to submit appeals at the same time as submitting a new application of the same sites.

7. LICENSING APPLICATIONS

The Town Clerk reported that he had contacted Cheshire East in respect of concerns expressed regarding licensing issues and they had informed him that that the Town Council was not a statutory consultee. It was agreed to remove this standing item from future agendas.

It was reported that the Tesco Express licence application to extend hours had been approved.

8. HIGHWAYS ISSUES

Councillor Brightwell expressed concerns regarding the damaged bridge over the railway on Moss Lane. The Town Clerk confirmed that this issue had been discussed at a recent Community Environment & Services Committee. He had been in contact with Cheshire East Councillor Topping to discuss the Town Council's safety concerns. The Town Clerk was requested to contact Cheshire East, the Police and Network Rail regarding safety concerns and the possibility of traffic calming measures and weight restrictions.

9. ANY OTHER BUSINESS

Councillor Mrs. S. A. Holland informed the meeting that she will be submitting an application in respect of 30 Cross Lane, Congleton in the near future. Councillors were reminded to obtain the full information when making a judgment on declaring both “non pecuniary” and “pecuniary” interests at future meetings.

L. D. Barker (Chairman)

