

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 7<sup>th</sup> JANUARY 2016

#### PRESENT

Councillor Mrs A M Martin (Vice Chairman – In the Chair)  
N Adams  
Mrs S Akers Smith  
Mrs D S Allen  
J G Baggott  
R Boston  
C Booth  
P Broom  
D T Brown  
Mrs S A Holland  
Mrs A E Morrison  
Mrs J D Parry  
Mrs E Wardlaw

#### 1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs. A. L. Armitt, L. D. Barker, P. Bates, G. R. Edwards, G. P. Hayes, H. Richards and G. S. Williams.

#### 2. MINUTES

PLN/17/1516 RESOLVED: That the Minutes of the Meeting of the Committee held on 19<sup>th</sup> November 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.

Councillors Bagott and Wardlaw declared a “non pecuniary” interest due to their 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/18/1516 RESOLVED: That the following comments be made to Cheshire East Borough Council:

### Week ended 20<sup>th</sup> November 2015

15/5048C	58 Park Lane, Congleton, CW12 3DD	NO OBJECTION
15/5174C	1 Birch Court, Congleton, CW12 4PL	NO OBJECTION
15/5255C	10 Greenacres Road, Congleton, CW12 4LS	NO OBJECTION

### Week ended 27<sup>th</sup> November 2015

15/5144C	14 The Moorings, Congleton, CW12 3RF	NO OBJECTION
15/5163C	Specsavers, 3A Bridestones, Victoria Street, Congleton	NO OBJECTION
15/5309C	Counting House, 18 Swan Bank, Congleton, CW12 1AH	NO OBJECTION
15/5310C	Counting House, 18 Swan Bank, Congleton, CW12 1AH	NO OBJECTION
15/5313C	The Paddock, Tunstall Road, Congleton, CW12 3PW	<b>REFUSE – DUE TO</b>

1. Insufficient justification has been advanced to substantiate the need for the siting of a temporary dwelling in an area of natural beauty
2. There is concern at the proposed site on health and safety grounds because of its close proximity to odours emitting from nearby cattle sheds.

15/5337C	Oakridge, 4 Nathan Meadows, Congleton, CW12 3GR	NO OBJECTION
15/5343C	Land rear of 27/20 Lawton Street, Congleton, CW12 1RU	<b>REFUSE – DUE TO</b>

1. The proposed plans are being submitted in a Conservation area and are not appropriate to the style, character and quality of the surrounding buildings
2. Historical context will be diminished
3. Negative impact on nearby homes and the bathhouse
4. The access to the site is unsuitable being barely wide enough to allow single vehicle access. It is also a public right of way heavily used by pedestrians with no provision for a pedestrian footpath.
5. Environmental issues regarding badgers

15/5344C	56 Leek Road, Congleton, CW12 3HU	NO OBJECTION
15/5282T	6, 8,10,40,42 & 44 Swan Street, Congleton, CW12 4BW	<b>REFUSE – DUE TO</b>

Information has been submitted with the application in order to assess the need to cut branches and remove a tree.

### Week ended 4<sup>th</sup> December 2015

15/5330C	4 Worsley Drive, Congleton, CW12 3TT	NO OBJECTION
15/5380C	61 Bath Vale, Congleton, CW12 2HF	NO OBJECTION
15/5452C	Brooklands House, Padgbury Lane, Congleton, CW12	NO OBJECTION

### Week ended 11<sup>th</sup> December 2015

15/5480C	Wood Farm, Wood Lane, Congleton, CW12 3 PU	NO OBJECTION
15/5458D	Irlam House, Brookhouse Lane, Congleton, CW12 3QP	NO OBJECTION
15/5459D	Brooklands House, Padgbury Lane, Congleton, CW12	NO OBJECTION

### Week ended 18<sup>th</sup> December 2015

15/5522C	Lawton House Surgery, Bromley Road, Congleton	<b>NO OBJECTION</b>
----------	---	---------------------

**Subject to** design conforming to the standard guidelines issued by Cheshire East Council Councillor C. Booth declared a “non pecuniary” interest in application 15/5522C

15/5560C	69 Manchester Road, Congleton, CW12 2HT	NO OBJECTION
15/5695C	1 Campbell Close, Congleton, CW12 2BQ	NO OBJECTION
15/5701C	19 Bridge Street, Congleton, CW12 1AS	<b>NO OBJECTION</b>

**Subject to** the provision of disabled access

Councillors Mrs Holland and Mrs Wardlaw declared a “non pecuniary” interest in application 15/5701C as the applicant is a Town Councillor

### **Additional Items**

15/5470C	118 Biddulph Road, Congleton, CW12 3LY	NO OBJECTION
15/5616C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	<b>REFUSE – DUE TO</b> insufficient information has been submitted with the application in order to assess the visual impact of the proposed agricultural building on the amenity use of the canal
15/5741C	Tall Ash Farm, 112 Buxton Road, Congleton, CW12 2DY	<b>REFUSE – DUE TO</b> The change of use from an agricultural building is unnecessary because it is located in an area where planning permission has been granted for 230 houses making more than sufficient provision of available dwellings
15/5744C	Higher Bent Farm, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
15/5762C	21 Bailey Crescent, Congleton, CW12 2EN	NO OBJECTION
15/5770D	78 Holmes Chapel Road, Congleton, CW12 4NG	NO OBJECTION
15/5793C	5 Arnside Avenue, Congleton, CW12 4HY	NO OBJECTION
15/5798C	Quarry Cottage, Tunstall Road, Congleton, CW12 3PW	NO OBJECTION

### 6. **PLANNING APPEALS**

The following Planning Appeal was noted -

Appeal Ref – APP/RO660/A/14/2228681 – Land West of Goldfinch Close – to note the Appeal Decision to grant permission for the erection of up to 230 dwellings.

### 7. **CESHIRE EAST PLANNING MEETINGS AND PLANNING APPEALS**

PLN/19/1516 RESOLVED – To appoint two Deputies to represent the Town Council at Cheshire East meetings and Planning Appeals – Mrs Morrison for the East Ward and Mrs Martin for the West Ward

### 8. **LETTER TO SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT**

It was reported that a letter had been received dated 21<sup>st</sup> December 2015 from the Brandon Lewis M.P., Minister of State for Communities and Local Government which was received.

Mrs A. M. Martin – Vice Chairman