

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 8th APRIL 2010**

PRESENT Councillor C Anstice
Mrs. L. Bossons
R. Boston
E. Clarke
G. R. Edwards
D. Martin
P. Mason
D. Murphy
C. Nield
A. R. Thwaite
Mrs. J. Whitehurst

1 APOLOGIES

Apologies for absence were submitted from Councillors M. Carey, Mrs. L. Daniels and D. Parker.

2. MINUTES

PLN/34/0910 RESOLVED: That the Minutes of the Meeting of the Committee held on 18th March 2010 be approved and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

Members were reminded to declare both “personal” and “personal and prejudicial” interests as early in the meeting as they become known.

4. OUTSTANDING ITEMS

There were none

5. PLANNING APPLICATIONS

PLN/35/0910 RESOLVED: That the following recommendations be made to East Cheshire Borough Council:

Week ended 26th March 2010

10/0865C	23 Hinckley Court, Congleton, CW12 4WE	APPROVE
10/0422C	Elworth Court, Congleton, CW12 3DR	APPROVE

NOTE: Observation – to ensure that there is no adverse effect on parking in the area. In addition to ensure that there is a mix of rented and shared ownership properties.
Councillor P. Mason declared a personal interest in application 10/0422C as a member of the Dane Housing Board.

10/0560C	2 West Heath Shopping Centre, Congleton, CW12 4NB	APPROVE
10/0792C	37 Cross Street, Congleton, CW12 3JX	APPROVE

Councillor P. Mason declared a personal interest in application 10/0792C as a near neighbour

10/0453C	12 Brook Street, Congleton, CW12 1RJ	APPROVE
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All Councillors declared a personal interest in application 10/0453C

Week ended 1st April 2010

10/0731C	14 Naseby Road, Congleton, CW12 4QX	APPROVE
10/0950C	19 Longdown Road, Congleton, CW12 4QH	APPROVE

6. **APPLICATION 09/1018C – BRIDESTONES SHOPPING CENTRE, CONGLETON**

PLN/36/0910 RESOLVED: That Cheshire East Council be informed that the Town Council make various recommendations from their Working Group and these are detailed in the attached Response Document.

7. **PLANNING APPEALS**

It was noted that the following appeals have been received -

It was noted that a letter had been received from Cheshire East dated 18th March 2010, with regard to Notification of Appeal received for Planning Application Number 09/1116C, Tall Ash Farm, Buxton Road, Congleton.

It was noted that letters had been received from Cheshire East dated 22nd and 29th March 2010, with regard to Grounds for the Appeal for Planning Application Number COU/0081/08, Land north of Pedley Lane, Timbersbrook, Congleton.

8. **LICENSING APPLICATIONS**

None to report.

9. **HIGHWAYS ISSUES**

It was noted that a letter had been received from Cheshire East dated 23rd March 2010 regarding Temporary Road Closure – Congleton Carnival & Fun Day – 10th July 2010.

It was noted that a letter had been received from Cheshire East dated 31st March 2010 regarding Temporary Road Closure – Congleton Food and Drink Festival – 20th June 2010.

All Councillors declared personal interests in both highways items.

10. **ANY OTHER BUSINESS**

None.

A. R. Thwaite
Vice Chairman

Working Group Meeting
Bridestone 2 Planning Application 09/1018C
Response

The Working Group in determining its response to the planning application 09/1018C consulted the Town Council's response to the original application which was sent to Cheshire East in May 2009. In that response there were 17 points identified which required further work and improvement in order to deliver a satisfactory development for the people of Congleton. Detailed below are the areas which have been identified where insufficient or unsatisfactory progress has been made in terms of the current planning application.

1. Connectivity

The Task and Finish group commented that the Town Centre must not be allowed to suffer as a consequence of the proposed development and that the other parts of the Town such as Lawton Street, the Town Park, River Dane, Paddling Pool, Leisure Centre and Daneside Theatre and in particular how Mountbatten Way is treated, should all be taken into account and should be linked and joined up by an appropriate public realm scheme.

However, the current application has not sufficiently addressed these issues such that the qualitative benefits to improve the connectivity of the Town as a whole have been ignored and as a consequence will seriously jeopardise the viability and vitality of the Town which could lead to further decline.

Recommended that CEBC and the Town Council enter into further discussions with the Developer before the application is determined, to secure the appropriate public realm works to improve the viability and vitality of the Town as a whole.

2. Town Market

Concern was expressed in the previous application relating to the number of indoor stalls to be established in the development and of the need to consult with the Market Traders and gain their approval.

It is noted that the number of stalls have increased, but, not to the level requested. Whilst the Market Traders have been consulted their concerns relating to the site of the market on the first floor of the development and the problems of accessibility remain.

Recommended that prior to determination CEBC request the developer to enter into meaningful discussions with the Market Traders to satisfy their concerns on accessibility to the market

3. Recession

The implications of the recession are still impacting upon the Town with current shop vacancy levels at 13.6% and rising which has not been taken into account in the current application. In fact the study undertaken by White Young Green in 2007 is obviously pre recession and completely out of date and therefore its relevancy is highly questionable.

We are aware that CEBC are in the process of updating the Retail Study as part of the LDF review and this could be available in July 2010.

Recommended that before the current application is considered, the refreshed Retail Study should be made available, it would be wholly inappropriate to determine the application without taking into consideration the most recent retail evidence of this nature.

4. Conditions

There are some concerns for a variety of reasons relating to the developer not completing all the various phases of the scheme and in particular the planned square and public realm works and proposed hotel, which were significant features in gaining public support.

Recommended that the Town Council strongly suggests that robust S106 agreements and the introduction of appropriate Bonds be negotiated by CEBC to ensure that the proposed benefits to the Town are delivered by the Developer.