

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 3rd JANUARY 2013**

PRESENT Councillor L. D. Barker (Chairman)
P Bates
G. Baxendale
R. I. Brightwell
D. T. Brown
J. S. Crowther
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
N. T. Price

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, G. R. Edwards and Miss R. K. Williams.

2. **MINUTES**

PLN/26/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 29th November 2012 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/27/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Weeks of 30th November and 7th December 2012

12/4329C	Pedley House Farm, Pedley Lane, Congleton, CW12 3QD	NO OBJECTION
Councillor D. A. Parker declared a "non pecuniary" interest in application 12/4329C		
12/4550C	36 Beech Close, Congleton, CW12 4YL	NO OBJECTION
12/4607C	28 Valley View, Congleton, CW12 EN	NO OBJECTION
12/4675C	81 Padgbury Lane, Congleton, CW12 4HU	NO OBJECTION
Subject to checks that the plans are in accordance with the required distances in respect of privacy		
12/4637T	Land rear of 20-22 Atkin Close, Congleton, CW12 4WJ	NO OBJECTION Subject to usual conditions

Week ended 14th December 2012

12/4537C	30 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
12/4666C	Junction of Sandbach Road & Heath Road, Congleton	NO OBJECTION
12/4711C	9 Newcastle Road, Congleton, CW12 4HN	NO OBJECTION

Week ended 21st December 2012

12/4558C	41 Wiltshire Drive, Congleton, CW12 1NX	NO OBJECTION
12/4612C	Tall Ash Farm, Buxton Road, Congleton, CW12 2DY	NO OBJECTION
12/4693C	Marfields School, Waggs Road, Congleton, CW12 4BT	NO OBJECTION
Councillors P. Bates and J. S. Crowther declared "non pecuniary" interests in application 12/4693C		
12/4891C	4 Tudor Way, Congleton, CW12 4AS	NO OBJECTION
12/4807D	22 Brooklands Road, Congleton, CW12 4LU	NO OBJECTION

Applications 12/4785C and 12/4776C were considered together.

12/4776C	Land off The Moorings, Congleton	REFUSE
12/4785C	Land off Goldfinch and Kestral Close, Congleton	REFUSE

THE DECISION WAS TAKEN TO REFUSE APPLICATIONS 12/4776C AND 12/4785C for the following reasons.

- Long term traffic issues created by an estimated extra 320 vehicle journeys entering and leaving the estate on a daily basis. The entrance to the estate next to the Wellspring church can already be inaccessible at times due to hospital workers parking on one side.
- Increased traffic volume on Canal Street. This road is not suitable for heavier traffic flow due to its two narrower road sections heading towards the town centre creating pinch points.
- Concern at safety of pedestrians on Canal Road due to the extremely narrow pavement alongside Burns Garage and the likelihood of more accidents occurring.
- Impact on flora, fauna and wildlife in the area
- The Draft Local Plan is currently available for consultation (Development Strategy for Jobs and Sustainable Communities) and the preferred sites for development are to the North West of the Town.

6. **PLANNING APPEALS**

The following Appeal was noted -

12/1537C – APP/R0660/A/12/2187677/NWF – 36 Rood Hill, Congleton - Appeal to be dealt with by written representations and a site visit by an Inspector from the Planning Inspectorate.

It was suggested that Cheshire East be requested to provide details of the reasons for any Appeals to the Town Council.

7. **DRAFT LOCAL PLAN**

It was noted that the Consultation process regarding the draft Local Plan has been announced by Cheshire East and can be viewed on the Website. Councillor Brown provided information on the consultation and stated that a presentation on the Plan could be organised if required.

8. **LICENSING APPLICATIONS**

None to report.

9. **HIGHWAYS ISSUES**

Concerns were expressed regarding the poor condition of drains and the number of pot holes in the roads. It was suggested that a working party be arranged to co-ordinate a detailed response to Cheshire East Council.

10. **ANY OTHER BUSINESS**

Councillor Bates provided information on a site visit which was due to take place regarding the Meadow Avenue application.

Councillor Baxendale gave information on the current position of the Waggon & Horses Tesco application.

L. D. Barker (Chairman)