

CONGLETON TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 8th FEBRUARY 2018

PRESENT

Councillor L D Barker - Chairman
Mrs S Akers Smith
Mrs D S Allen
Mrs A L Armitt
J G Baggott
P Bates
R Boston
G R Edwards
G P Hayes
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 P. Broom, D T Brown, H Richards, M. Walker, Mrs E Wardlaw and G S Williams

2. **MINUTES**

PLN/53/1718 RESOLVED: That the Minutes of the Meeting of the Committee held on 4th January 2018 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 Bates, Baggott and Hayes declared a “non pecuniary” interest due to their membership of Cheshire East Council.

4. **OUTSTANDING ITEMS**

No outstanding actions

5. PLANNING APPLICATIONS

PLN/54/1718 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Weekly List 18th December 2017

17/6317C Land South of Canal Street, Congleton, CW12 **REFUSE - for the following reasons**

- **Concerns about the impact on highways**
- **Badger set prevalent on site**
- **Density of housing in this area**
- **Tree protection concerns**

Councillors Bates declared a "non pecuniary" interest in application 17/6317C due to his membership of The Vale Club

18/0005C 79 Holmes Chapel Road, Congleton, CW12 4NU NO OBJECTION

17/6476C 35 Hertford Close, Congleton, CW12 1TB NO OBJECTION

Weekly List 1st January 2018

18/0104C 20 Longdown Road, Congleton, CW12 4QJ **REFUSE - for the following reasons**

- **Loss of privacy via windows and potential light pollution**
- **Size and out of keeping with the area**
- **Outside of permitted development rights**

18/0073C 17 Cedar Court, Congleton, CW12 3JP NO OBJECTION

18/0059C 68 Havannah Street, Congleton, CW12 2AT NO OBJECTION

18/0050C 22 Leek Road, Congleton, CW12 3HU NO OBJECTION

Weekly List 8th January 2018

18/0200C 11 Bradwell Grove, Congleton, CW12 3HD NO OBJECTION

18/0128D Land Between Manchester Road and Giantswood Lane, Congleton, CW12 **NO COMMENT -**

refer to Cheshire East

18/0177T 7 Wellington Close, Congleton, CW12 1TA NO OBJECTION

Subject to usual conditions

18/0056C The Quinta Primary School, Ullswater Road, Congleton, CW12 1TA NO OBJECTION

Councillors Armit and Hayes declared a "non pecuniary" interest in application 18/0056C

18/0143T Overton House, 61 West Street, Congleton, CW12 1JY NO OBJECTION

Subject to usual conditions

18/0086C Land West of Goldfinch Close, Congleton, CW12 NO OBJECTION

Weekly List 15th January 2018

18/0333C Yew Tree Farm, Buxton Road, Congleton, CW12 3PG NO OBJECTION

18/0347C 1A Sherratt Close, Congleton, CW12 3BT NO OBJECTION

18/0136C 2 Padgbury Lane, Congleton, CW12 4LP NO OBJECTION

Weekly List 22nd January 2018

18/0456C 19A High Street, Congleton, CW12 1BN NO OBJECTION

Councillors Bates, Barker, Edwards and Hayes declared a "non pecuniary" interest in application 18/0456C

18/0459C 11 Tall Ash Avenue, Congleton, CW12 2DZ NO OBJECTION

18/0115C Land Off Astbury Mere, Congleton, CW12 NO OBJECTION

18/0450T	1 Copthorne Close, Congleton, CW12 3DJ	NO OBJECTION Subject to usual conditions
18/0426C	65 Park Lane, Congleton, CW12 3DD	NO OBJECTION
18/0378D	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
18/0368T	3 Biddulph Road, Congleton, CW12 3LQ	NO OBJECTION
18/0299C	Land Between Machester Road, Congleton, CW12	Subject to usual conditions NO OBJECTION

Weekly List 29th January 2018

18/0593T	1 Bank Street, Congleton, CW12 1EJ	NO OBJECTION Subject to usual conditions
18/0502C	Crossley Hall, Peover Lane, Congleton, CW12 3QH	NO OBJECTION
18/0401C	4 The Crescent, Congleton, CW12 4BQ	NO OBJECTION
18/0500C	Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB	NO OBJECTION
18/0533C	Coltsfoot Cottage, Tunstall Road, Congleton, CW12 3QB	NO OBJECTION
18/0311T	Land near 206 Padgbury Lane, Congleton, CW12 4HU	

Resident reported damage by a contractor to a Cherry Tree on Padgbury Lane that has a TPO. Chief Officer to investigate the incident with Cheshire East Highways to establish if the contractor who undertook the works had

- Permission from Highways
- Were they registered / qualified Tree Surgeons
- Potential breaches of Health and safety Act

And to also

- Engage with CEC Highways to look into the practicalities of devolving the control / authority for tree works to CTC Streetscape Team

18/0486C 17 Gosling Way, Congleton, CW12 4WD **NO OBJECTION - subject to concerns being noted regarding retaining the trees near the garage which have Tree Protection Orders**

Weekly List 29th January 2018 Additional

Decisions on the following six applications were deferred until the next Planning Committee meeting

18/0616C	55B Sandbach Road, Congleton, CW12 4LH
18/0625D	6 Back Lane, Congleton, CW12 4PP
17/6096C	Congleton Fire Station, West Road, Congleton, CW12 1LR N
18/0559D	Lawton House Surgery, Bromley Road, Congleton, CW12
Councillor Hayes declared a "non pecuniary" interest in application 18/0559C	
18/0019C	Lee House, 27 North Street, Congleton, CW12 1HF
18/0391C	Palatine Mill, Unit 2 Radnor Park Ind Centre, Congleton

6. PLANNING APPEALS

None to report

7. **12/0410C – Astbury Place Development**

Councillors reviewed the correspondence from Adam Taylor and requested that the Chief Officer responds covering the following points

- The Town Council approved the original Planning application from Morris Homes
- This included as a condition the provision of a bridge from the development
- This condition was part of a section 106 agreement
- Residents acquiring properties within this development would have / should have been aware of this condition
- As it is a legal agreement and formed part of the Planning approval the bridge needs to be built

In addition, the Chief Officer is to also contact CEC with regards to concerns about the safety and condition of the footbridge from Havannah Lane

L D Barker – Chairman