

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 5<sup>th</sup> SEPTEMBER 2019**

**Please note These are draft minutes and will not be ratified until the next meeting of the Planning Committee**

**PRESENT**

Councillor P Duffy – Chair  
S Akers Smith  
D Amies  
M Amies  
D T Brown  
R Chadwick  
S Firkin  
R Hemsley  
S A Holland  
A Martin  
R Moreton  
D Murphy  
J D Parry  
M Rogan  
J Smith  
K Wesley

**1. APOLOGIES**

Apologies for absence were submitted from Councillors R Douglas, M Gartside and G Hayes

**2. MINUTES**

PLN/12/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 8<sup>th</sup> August 2019 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 Akers Smith, Brown, Holland, Moreton and Murphy declared a “non pecuniary” interest due to their membership of Cheshire East Council.

Councillor Duffy declared a “non pecuniary” interest in any discussions relating to Galloway Green.

**4. OUTSTANDING ITEMS**

A meeting will be arranged to discuss S106 and enforcement issues – target date the end of September.

**5. QUESTIONS FROM MEMBERS OF THE PUBLIC**

None received

6. **PLANNING APPLICATIONS**

PLN/13/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

| Planning Ref  | Location  | Declaration of Interest | Comments  |
|---------------|---|-------------------------|---|
| 1<br>19/3624C | Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD |                         | <p>There were two Questions</p> <ul style="list-style-type: none"> <li>• Can Bellway confirm they are planting trees to replace each of those lost as this was not clear from the plans?</li> <li>• Can Bellway consider the flood risk of the pond on the development and reassure the council about this?</li> </ul> <p><b>REJECT due to the following –</b><br/>           Objections to the proposal due to the inadequacy of the Travel Plan. We recognise that the Travel Plan was well-written and comprehensive, but in some areas it falls short of the standard we require in terms of walking/cycling provision and public transport. We would like to see the following:-</p> <ol style="list-style-type: none"> <li>1. The Travel Plan Co-ordinator should provide printed bus timetables and maps to residents, not just a web link, and actively encourage bus use.</li> <li>2. Bellway should work with bus companies to get at least one bus per hour re-routed via Back Lane, much closer to the development.</li> <li>3. Bellway should work with bus companies (and perhaps other developers in the area) to provide a NEW direct bus service to Congleton Station to sync with trains to Manchester and Stoke-on-Trent</li> <li>4. The Travel Plan and Residents' Pack should include information about buses to Holmes Chapel Station</li> <li>5. Bellway should commit to providing an improved, segregated cycleway and footpath along Back Lane to Congleton Town Centre</li> <li>6. All shared space on the development where vehicles/pedestrians/cycles will mix should be 20mph zones</li> </ol> |

|                         |   |   |   |
|-------------------------|---|---|---|
|                         |   |   | We would like the TPC to report against targets to Congleton Town Council as well as Cheshire East Council, please.   |
| <b>2</b><br>19/3909C    | Land Off Manchester,<br>MANCHESTER<br>ROAD, CONGLETON                       |   | No Objection  |
| <b>3</b><br>19/3927T    | 27, PARK LANE,<br>CONGLETON,<br>CHESHIRE, CW12<br>3DG                       |   | No Objection  |
| <b>4 *</b><br>19/3931C  | 37 & 39, HEATH<br>ROAD,<br>CONGLETON, CW12<br>4LF                           |   | No Objection  |
| <b>5</b><br>19/3770C    | 80, HOLMES<br>CHAPEL ROAD,<br>CONGLETON, CW12<br>4NX                        |   | No Objection  |
| <b>6 *</b><br>19/3884C  | 97, HOLMES<br>CHAPEL ROAD,<br>CONGLETON, CW12<br>4NU                        |   | No Objection  |
| <b>7</b><br>19/3692T    | 12, Ryedale Way,<br>CONGLETON,<br>Congleton, Cheshire<br>East, CW12 3SX     |   | <b>REJECT due to the following –</b><br>The pruning is excessive and would leave the tree unbalanced<br>Advice should be take from a qualified tree officer |
| <b>8 *</b><br>19/3813C  | Land at BACK LANE,<br>CONGLETON   | For<br>Information -<br>Application<br>Approved | No Objection  |
| <b>9*</b><br>19/4023C   | 31 , Somerset Close,<br>Congleton, CW12<br>1SG                              |   | No Objection  |
| <b>10*</b><br>19/3978C  | Meadowside Medical<br>Centre,<br>MOUNTBATTEN<br>WAY, CONGLETON,<br>CW12 1DY |   | No Objection  |
| <b>11 *</b><br>19/4058D | Fir Tree Cottage,<br>TUNSTALL ROAD,<br>CONGLETON, CW12<br>3QB               |   | No Objection  |

|                               |   |  |  |
|-------------------------------|---|--|--|
| <p><b>12</b><br/>19/4016C</p> | <p>11, BERKSHIRE<br/>DRIVE,<br/>CONGLETON,<br/>CHESHIRE, CW12<br/>1SB</p> | <p>Pecuniary Int<br/>R Moreton –<br/>he left the<br/>room and did<br/>not vote</p> | <p><b>No Objection Subject to –</b><br/>Concerns regarding foul water drainage<br/>being addressed</p> |
|-------------------------------|---|--|--|

7. **PLANNING APPEALS**

None to Report

8. **LICENSING APPLICATIONS**

The following application was noted –

Morrisons, Market Street, Congleton – No objections

9. **PLANNING ENFORCEMENT ISSUES**

As noted in item 4 above - A meeting will be arranged to discuss S106 and enforcement issues – target date the end of September. There was a discussion regarding this item and the Chair will discuss the details with the Chief Officer. There was a request for training and copies of Policies. Councillor Brown updated on Section 106 funds and Community infrastructure Levy.

Councillor Akers Smith updated on the following –

Astbury Place – the developers have been sent legal correspondence in connection with the condition to provide a bridge into the Park.

Seddon Homes development (Goldfinch Close) – a path has now been completed

Bovis Homes development – Sandbach Road/Holmes Chapel Road – a path has been started

Councillor P Duffy - Chair