

CONGLETON TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 8th AUGUST 2019

PRESENT

Councillor P Duffy – Chair
D Amies
D T Brown
R Chadwick
Mrs M Gartside
R Hemsley
Mrs A Martin
D Murphy
Mrs J D Parry – attended 6.45 p.m.
M Rogan – attended – 6.45 p.m.
J Smith
Mrs K Wesley

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs D Allen, M Amies, R Douglas, Mrs S Firkin, G Hayes, Mrs S A Holland and R Moreton

2. **MINUTES**

PLN/10/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 18th July 2019 be approved and signed by the Chairman as a correct record with the amendment of item 19/2938C – should read 2 – site not part of the Local Plan.

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 Brown 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**

The Chief Officer reported that 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/11/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Ref	Location	Declaration of Interest	Comments
1 19/3351C	ROBIN HOOD, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 3PE		No Objection subject to Cheshire East Officers be requested to check the adequacy of car parking capacity
2 19/3348D	Land off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON	NP – P Duffy	REJECT due to the following – 1 – Travel Plan inadequate and does not follow current guidelines – difficult for people with disabilities
3 19/3322D	Land To The East Of Black Firs Lane, BACK LANE, SOMERFORD		No Objection to the discharge of conditions – NOTE COMMENTS – The Travel Plan appears to have been omitted. Cheshire East Officers requested to check
4 * 19/3327C	Land Off, WINDSOR PLACE, CONGLETON		No Objection
5 * 19/3315C	10, QUARRY CLOSE, CONGLETON, CW12 3GS		No Objection
6 19/3275C	Land off, Macclesfield Road, Congleton		REJECT due to the following – The developer is looking to reduce the drainage scheme to enhance the opportunity to provide height variations to the dwellings.
7 19/3258C	Proposed Congleton Link Road		No Objection
8 * 19/3391C	13, ABBOTTS CLOSE, CONGLETON, CW12 3JD		No Objection
9 * 19/3473C	9, Sheldon Avenue, Congleton, CW12 3LD		No Objection
10 * 19/3408C	79, HOLMES CHAPEL ROAD, CONGLETON, CHESHIRE, CW12 4NU		No Objection
11 * 19/3366C	FIDDLERS GREEN, SHOP LANE, CONGLETON, CW12 3AW		No Objection
12 19/3427C	Paul Sheard Autos, NEWCASTLE ROAD, ASTBURY, CHESHIRE EAST, CW12 4JX		A member of the public spoke in objection REJECT due to the following – 1 – In conflict with Local Plan GR6 2 – Noise and disturbance from use 3 - Smells 4 – Highway and safety issues – Cheshire

			East Highway Officers requested to assess the impact of extra vehicles and congestion on the A34 5 – Pollution from water and chemicals 6 – Unsuitable for a residential location
13 19/3525C	7, MOODY STREET, CONGLETON, CW12 4AN		No Objection
14 * 19/3486C	80, CHESTNUT DRIVE, CONGLETON, CW12 4UB		No Objection
15 * 19/3492D	Land To The East Of Black Firs Lane And To The South of, BACK LANE, SOMERFORD		No Objection
16 * 19/3391C	13, ABBOTTS CLOSE, CONGLETON, CW12 3JD		No Objection
17 * 19/3473C	9, Sheldon Avenue, Congleton, CW12 3LD		No Objection
18 19/3593C	Crossley Stud Farm, Buxton Road, Congleton, CW12 2PN		REJECT due to the following – 1 – Local, strategic, regional and national planning policies 2 – Design, visual appearance and materials 3 – Layout and density of buildings 4 - Intrusion into Open Countryside/ Greenbelt
19 * 19/3630C	Winterfell, 19, PAVILION WAY, CONGLETON, CHESHIRE, CW12 4EW		No Objection
20 18/4888C	Land at BACK LANE, CONGLETON	Pecuniary Interest – D Brown left room did not vote	REJECT due to the following – Social housing for families is inadequate and not pepperpotted (integrated) and lack of an adequate transport plan
21 * 19/3478C	Land adjacent to 1, LEAMINGTON ROAD, CONGLETON, CW12 4PF		No Objection
22 19/3635C	54, Astbury Street, CONGLETON, CONGLETON, CW12 4EQ		No Objection

23 * 19/3726D	Congleton Bath House And Physic Garden, COLEHILL BANK, CONGLETON, CW12 3AD		No Objection
24 * 19/3745D	Land Off, MANCHESTER ROAD, CONGLETON		No Objection
25 19/3711C	33, GIANTSWOOD LANE, CONGLETON, CW12 2HQ		No Objection – Subject to checking the adequacy of parking and highway and safety issues

7. **PLANNING APPEALS**

The following appeal was noted –

18/6283C – APP/RO660/D/19/32267763 – 135 Ennerdale Drive, Congleton – Appeal Dismissed

8. **LICENSING APPLICATIONS**

The following licensing application was noted -

Office 7 First Floor Riverside Mill, Mountbatten Way, Congleton, CW12 1DY

9. **ADDITION OF PUBLIC FOOTPATH**

The following information was received from Cheshire East Council

- Addition of public footpath number 86 – request Cheshire East to check if this is wide enough to be made into a cycleway.

10. **PLANNING ENFORCEMENT ISSUES**

As noted in item 4 above - The Chief Officer reported that a meeting will be arranged to discuss S106 and enforcement issues – target date the end of September.

Councillor P Duffy - Chair