

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 3rd OCTOBER 2019

PRESENT

Councillor P Duffy – Chair
S Akers Smith
D Allen
D Amies
M Amies
D T Brown
R Chadwick
R Douglas
S Firkin
M Gartside
G P Hayes
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 Councillor R Hemsley

2. **MINUTES**

PLN/14/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 5th September 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, Hayes, 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**

An initial meeting took place to discuss S106 and enforcement issues – see item 9.

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

None received

6. **PLANNING APPLICATIONS**

PLN/15/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 19/4221D	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT	NP – G Hayes	No Objection
2 * 19/4211C	Westlow Heath, MANCHESTER ROAD, CONGLETON		No Objection
3 19/4152C	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD		No Objection
4 19/3886D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
5 19/4104D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
6 19/4105D	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
7 19/4196C	11, BERKSHIRE DRIVE, CONGLETON, CHESHIRE, CW12 1SB	NP – R Chadwick	REJECT – as solution has not been found for the drainage issues
8 19/4153T	16 , Valley View, Congleton, CW12 4EN		REFER to the Tree Preservation Officer at Cheshire East Council for a decision
9 * 19/3742C	14, BOUNDARY LANE, CONGLETON, CW12 3HZ		No Objection
10 * 19/3915D	13, BURSLAM STREET, CONGLETON, CW12 3AF		No Objection

11 19/4119T	HOLY TRINITY CHURCH, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LZ		Tree References 1,4,5,6,7 are unacceptable There are no objections to the other trees
12 * 19/4330D	Land off Padgbury Lane, Congleton, Cheshire, CW12 4LR		It was noted that this application has been withdrawn
13 * 19/4322C	16, MACCLESFIELD ROADCONGLETON, CW12 1NR		No Objection
14 * 19/4223D	Chapel Brook House, 9, MOODY STREET, CONGLETON, CW12 4AN		No Objection
15 * 19/4225D	Chapel Brook House, 9, MOODY STREET, CONGLETON, CW12 4AN		No Objection
16 19/4239T	56, SANDBACH ROAD, CONGLETON, CW12 4LW		REJECT -
17 * 19/4346C	The Bungalow, HERBERT STREET, CONGLETON, CW12 1RE		No Objection
18 * 19/4330D	Land off Padgbury Lane, Congleton, Cheshire, CW12 4LR		It was noted that this application has been withdrawn
19 * 19/4315C	31, LONGDOWN ROAD, CONGLETON, CW12 4QH		No Objection
20 * 19/3828C	9, SWAN BANK, CONGLETON, CHESHIRE, CW12 1AN		No Objection
21 * 19/4469C	Weathercock Lane Farm WEATHERCOCK LANE, CONGLETON		No Objection

22 * 19/4470C	Hineswood Farm, Reades Lane, CONGLETON, CW12 3PJ		No Objection
23 19/4432T	12, Ryedale Way, CONGLETON, Congleton, Cheshire East, CW12 3SX		REFER to Cheshire East Tree Protection Officer to request a site visit for an assessment
24 * 19/4430C	37, HOWEY HILL, CONGLETON, CHESHIRE, CW12 4AF		No Objection

7. **PLANNING APPEALS**

The following appeal was noted –

18/5299C – Acres Farm, Weathercock Lane, Congleton – An appeal has been registered against the decision to refuse this application.

8. **LICENSING APPLICATIONS**

The following application was noted –

Shell Congleton, Clayton By Pass, Congleton – No objections

PLN/16/1920 RESOLVED: To support the comments of the Deputy Chief Officer in her e-mail dated 30th September 2019 in respect of Neo's Kitchen, Alexandria Way, Congleton, CW12 1LB – as follows -

- a) Alexandria Way is usually a really busy road that has parking on both sides of the road as there is not enough parking for all the businesses in the location. There is no layby and a food wagon would cause greater traffic issues in this congested area.
- b) The land the other side of Gladmans building at the far end of Alexandria way is going to be up for development and while the building is taking place this is likely to create even more issues on this road.
- c) The link road will have a spur road coming off to the Town Centre via Barn Road, it is not yet clear what the implications will be for the area – although some traffic modelling may have been carried out, but as this area is going through transformational change it is not the best time to approve a van being located in the road.
- d) There are other food venues in a short distance (Marks and Spencers, Boots, B&M - all of which pay considerable business rates to operate in the area – will they have an opportunity to comment on the granting of a licence for competition?

9. **PLANNING ENFORCEMENT ISSUES**

A report dated 3rd October 2019 from the Chief Officer was received which stated that an initial meeting was held on 26th September which identified 3 important areas –

1. Influencing the Section 106 contributions at the application stage.
2. Delivery of agreements once made.
3. Enforcement if required.

Further meetings would be arranged.

10. **RESPONSE TO THE CHESHIRE EAST COUNCIL CONSULATION ON THE DRAFT SITE ALLOCATIONS POLICIES DOCUMENT (SAPDP)**

PLN/17/1920 RESOLVED: Response approved with delegated authority to the Chief Officer to provide additional focus on the employment and leisure land allocation and to review comments in relation to fracking.

Councillor P Duffy - Chair