

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 5th SEPTEMBER 2019

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 8th 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 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"> • Can Bellway confirm they are planting trees to replace each of those lost as this was not clear from the plans? • Can Bellway consider the flood risk of the pond on the development and reassure the council about this? <p>REJECT due to the following – 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"> 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. 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. 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 4. The Travel Plan and Residents' Pack should include information about buses to Holmes Chapel Station 5. Bellway should commit to providing an improved, segregated cycleway and footpath along Back Lane to Congleton Town Centre 6. All shared space on the development where vehicles/pedestrians/cycles will mix should be 20mph zones

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

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