

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 24th October 2019

PRESENT

Councillor P Duffy – Chair
Suzanne Akers Smith
Dawn Allen
Duncan Amies
Martin Amies
David Brown
Russell Chadwick
Robert Douglas
Suzy Firkin
Margaret Gartside
George Hayes
Sally Ann Holland
Amanda Martin
Rob Moreton
Denis Murphy
Jean Parry
Mark Rogan
James Smith
Kay Wesley

1. **APOLOGIES**

Apologies for absence were submitted from Councillor Robert Hemsley.

2. **MINUTES**

PLN/18/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 3rd October 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

G Hayes Non Pecuniary on items relating to CEC and Non Pecuniary on items 4, 13,14 and 24

S A Holland Non Pecuniary on items relating to CEC and Non Pecuniary on item 24

S A Smith Non Pecuniary on items relating to CEC

D Murphy Non Pecuniary on items relating to CEC and Non Pecuniary on item 24

R Moreton Non Pecuniary on items relating to CEC and Non Pecuniary on item 24

P Duffy Non Pecuniary on item 15

4. **OUTSTANDING ITEMS**

Section 106 agreement, update paper distributed

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

None received

6. **PLANNING APPLICATIONS**

Removal of Stars

PLN/19/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

<p>1 19/4488D</p>	<p>Discharge of conditions 7, 10-11, 13-25 on application 16/0514C - Outline application for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, access and associated infrastructure</p>	<p>Land At, BACK LANE, CONGLETON</p>	<p>Reject condition 18 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. Developer should work with bus companies to get at least one bus per hour re-routed via Back Lane, much closer to the development. 3. Developer 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. Developer should commit to providing an improved, segregated cycleway and footpath along Back Lane to Congleton Town Centre 6 We would like the TPC to report against targets to Congleton Town Council as well as Cheshire East Council, please. <p>Reject Condition 20 There should be a “like for like” replacement of trees and hedges which needs to be shown within a planting schedule.</p>
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2 19/4517C	deed of variation	LAND NORTH OF, Radnor Park Industrial Estate, BACK LANE, CONGLETON	Refer to Cheshire East Council
3 19/4487D	Discharge of conditions 2 6-8, 11-13 of existing permission 18/4888C; Reserved matters application for appearance, landscaping, layout & scale following outline approval application 16/0514C for demolition of some existing buildings and the development of up to 140 dwellings	Land At, BACK LANE, CONGLETON	As 19/4488D – item 1
4 * 19/4660D	Discharge of conditions 4, 7, 9 & 15 of 18/6319C - Refurbishment and extension of existing leisure centre to include demolition of existing swimming pool and auxiliary buildings, new build pool including reception and changing areas, plus refurbishment of existing sports hall and gym areas.	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT	No Objection
5 19/4567C	Prior Approval for a Change of Use from Retail (Class A1) to Assembly and Leisure (Class D2)	19A, HIGH STREET, CONGLETON, CW12 1BN	No Objection
6 19/4623T	Felling of sycamore to front boundary	THE QUINTA, 53A, SANDBACH ROAD, CONGLETON, CW12 4LH	Objection to removal of tree as deemed that it could be preserved
7 * 19/4612C	Lawful Development Certificate for proposed single storey rear extension	28, BOROUGH ROAD, CONGLETON, CW12 3HN	No objection
8 19/4553C	Demolition of existing workshop and construction of new apartment block.	Land adj 39A, ROYLE STREET, CONGLETON, CW12 1HR	Objection due to over development of the site, loss of privacy to adjacent properties, inadequacy of parking and negative impact on the area

9 * 19/4583C	Proposed single storey rear extension.	12, FOL HOLLOW, ASTBURY, CW12 4HT	No objection
10 * 19/4575C	Single-storey rear extension.	7, STIRLING CLOSE, CONGLETON, CHESHIRE,	No objection
11 19/4668C	Variation of condition 1 on approved application 17/2755C - Reserved Matters application for all matters other than access following outline approval 13/4781C - Outline application with access for erection of up to 14 no. dwelling houses with ancillary facilities and associated infrastructure).	Land East Of, MEADOW AVENUE, CONGLETON	Approve on the condition that there is archaeological supervision on site with metal detection
12 19/4704C	Reserved matters approval for construction of one pair of semi-detached two-storey dwellings	50, PARSON STREET, CONGLETON, CW12 4ED	Approved
13 * 19/4761C	Proposed two storey side extension and single storey rear extension.	28, CAMPBELL CLOSE, CONGLETON, CW12 2BQ	Approve subject to any proposed windows on the first floor side of the extension are frosted
14 19/4762T	Works to Sweet Chestnut, Hazel and Oak Trees	1, HILLES DEN RISE, CONGLETON, CW12 3DR	No objection subject to an assessment being undertaken with regards to the dead wood cut back
15 19/3275C	Variation of conditions 1, 5, 10 & 32 to planning application 16/4558C - Proposal for the construction of 201 dwellings off Macclesfield Road Congleton	Land off, Macclesfield Road, Congleton	Objection to the variation in conditions as they do not address the original issue relating to the height and the positioning of the properties built. Proposed that they are demolished and re built in line with the original planning consent.
16 * 19/4710D	Discharge of conditions on application 18/0200C - New 3 bed detached dwelling.	LAND ADJACENT 11 BRADWELL GROVE, CONGLETON, CW12 3HD	No objection

17 19/4448C	An application for the retrospective development consisting of concrete walls 3m in height, concrete bays within the site and a picking line.	BILL AND BEN SKIP HIRE FORMER COAL YARD, Brunswick Wharf, BROOK STREET, CONGLETON	Objection, however council could be minded to support a further application on the basis of <ol style="list-style-type: none"> 1. All concrete walls were no higher than 3 metres and less intrusive and stark 2. Above walls to be screened with ivy or similar or painted dark green 3. No changes to current operating hours 4. No increase in the amount of waste accepted 5. The whole site floor to be concreted 6. The whole floor to be regularly mechanically swept 7. An effective wheel wash system installed and used for every vehicle movement off site
18 19/4770C	Two story side and single story rear extensions to provide storage and utility spaces on ground floor with bedroom and en-suite shower room above.	11, GRASMERE AVENUE, CONGLETON, CW12 4LZ	No objection
19* 19/4790C	Proposed rear extension, proposed entrance porch and external alterations	27 , Birch Road, Congleton, CW12 4NN	No objection
20 19/4739T	Tree works to beech tree to reduce crown by 1-1.5m	28, PARK LANE, CONGLETON, CW12 3DG	Defer to CEC Tree Officer
21 19/4801C	First floor extension over garage and two storey and single storey rear extension	2, NEWQUAY COURT, CONGLETON, CW12 3BQ	No objection
22 19/4163C	Proposed erection of a temporary sales suite and associated parking	Land off Manchester Road and Biggs Way, Congleton	No Objection
23* 19/4851D (Gawsworth)	Discharge of conditions 9 & 11 on approved application 19/0966C - Variation of condition 2 (approved plans) on 14/4451C - Erection of up to 137 dwellings with associated infrastructure (Phase 1)	Westlow Heath, Manchester Road, Congleton	No Objection
24 19/4379C	Variation of conditions 1 and 9 to planning application 17/6012C - Demolition of existing buildings and construction of a new dwelling	Overlands, CHERRY LANE, CONGLETON, CW12 3QU	Approve the variations to the conditions on the basis that the size of the proposed footprint is no greater than the footprint in the original application

7. **PLANNING APPEALS**

PLN/20/1920 RESOLVED: To defer agenda items 7, 8, 9 and 10 to next Planning meeting

8. **LICENSING APPLICATIONS**

9. **PLANNING ENFORCEMENT ISSUES**

10. **FORGE MILL DEVELOPMENT SECTION 106 AGREEMENT**

11. **5G PLANNING REFORMS**

PLN/22/1920 RESOLVED to Propose through the consultation that the introduction of 5G masts should be determined through by the Local Planning Authority

Councillor Paul Duffy - Chair