

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 6th FEBRUARY 2020

PRESENT

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

1. **APOLOGIES**

Apologies for absence were submitted from Councillors S Akers Smith, S A Holland

2. **MINUTES**

PLN/26/1920 RESOLVED: That the Minutes of the Meeting of the Committee held on 29th November 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 Brown, Hayes, 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**

None to report.

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

None received

6. **PLANNING APPLICATIONS**

PLN/27/1920 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/0091C	48, LEEK ROAD, CONGLETON, CW12 3HU		Noted that prior approval not required
2 20/0047C	The Shippon, 15, SILVER STREET, CONGLETON, CW12 3GT		No Objection
3 19/5766C	Land At, Back Lane, Congleton, CW12 4RB		Withdrawn – no comments
4 * 20/0082C	White Lodge, 19 Cedar Court, Congleton, CW12 3JP	NP – G Hayes	OBJECT on the basis of losing trees and hedgerows
5 * 20/0156D	Land North Of Back Lane, CONGLETON		No Objection
6 * 19/5929C	11, SWEET BRIAR COURT, ASTBURY, CW12 4GY		No Objection
7 19/5125C	135 Ennerdale Drive, Congleton, CW12 4FL		Decision made by Cheshire East
8 20/0198T	Land Opposite Bath Vale Works, BATH VALE, CONGLETON		No Objection

9 * 20/0190C	ST JOHNS COMMUNITY CHURCH HALL, BUXTON OLD ROAD, CONGLETON, CHESHIRE, CW12 2ES	NP – A Martin G Hayes	No Objection
10 * 20/0189C	MOUNTBATTEN HOUSE, STONEHOUSE GREEN, CONGLETON, CHESHIRE, CW12 1DF		No Objection
11 * 20/0191C	MOUNTBATTEN HOUSE, STONEHOUSE GREEN, CONGLETON, CW12 1DF		No Objection
12 * 20/0282C	NORTH RODE TIMBER, BARK STREET, CONGLETON, CW12 1EP		No Objection – subject to noting that we would like to emphasise the Archaeological report
13 * 20/0247C	91, LOWER HEATH, CONGLETON, CHESHIRE, CW12 1NJ		No Objection
14 * 20/0308C	8 , Stirling Close, Congleton, CW12 4US		No Objection
15 * 20/0355D	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		For information only
16 * 20/0311C	6, TIDNOCK AVENUE, CONGLETON, CW12 2HW		No Objection
17 * 20/0283C	19, TUDOR WAY, CONGLETON, CW12 4AS		No Objection
18 * 20/0302C	TESCO, BARN ROAD, CONGLETON, CW12 1LR		No Objection
19 * 20/0329C	69 ,Newcastle Road, Congleton, CW12 4HL		No Objection
20 20/0431T	16, CRESCENT ROAD, CONGLETON, CW12 4BG		No Objection

21 * 20/0408C	138, BIDDULPH ROAD, CONGLETON, CHESHIRE, CW12 3LY		No Objection
22 * 20/0404C	Land West Of, PADGBURY LANE, CONGLETON		No Objection
23 * 20/0383C	159 Longdown Road Congleton CW12 4QT		No Objection
24 19/5793C	NOBANNO RESTAURANT, ASTBURY LAKE, NEWCASTLE ROAD, ASTBURY, CW12 4HL		OBJECT for the following reasons – Nature conservation Impact on the landscape of local beauty spot Loss of trees Highways accessibility and safety issues
25 20/0049C	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX	NP – R Moreton A Martin	No Objection
26 * 20/0373C	ONS GELUCK, 15A, FOL HOLLOW, ASTBURY, CW12 4HT		No Objection
27 * 20/0378C	4, BELGRAVE AVENUE, CONGLETON, CW12 1HS		No Objection
28 20/0358C	Oak Lea, CROUCH LANE, CONGLETON, CHESHIRE, CW12 3PT	NP – G Hayes R Moreton	No Objection
29 * 20/0020D	Siemens House, Varey Road, Congleton, CW12 1PH		No Objection

7. **PLANNING APPEALS**

None to Report

8. **LICENSING APPLICATIONS**

None to Report

9. **SECTION 106 UPDATES**

At the recent meeting with Cheshire East Council Planning that projects relating to open space and community use could be discussed with CEC open space / community officers so if a relevant application comes in they have knowledge of local expectations. Ideally projects need to be included within the Neighbourhood Plan this would carry greater weight. General infrastructure such as education, health and highways is the responsibility of CEC to plan these requirements, influencing highway works could be achieved if policies are included within the Neighbourhood Plan

Action: Chairman of the Planning Committee, Cllr P Duffy, to meet with the consultant who is supporting the delivery of the Neighbourhood Plan

The monitoring of existing and future Section 106 contributions can be done via information available from the CEC Section 106 Officer – research on trigger points and delivery agreements needs to be undertaken then monitored and reported back to the committee. At this point we can raise our concerns back to CEC Planning Enforcement

Action: An initial meeting with the Section 106 Officer needs to be arranged

10. **PLANNING ENFORCEMENT ISSUES**

At the recent meeting with Cheshire East Council Planning they advised they have 9 enforcement officers. The most visible issue is with Morris Homes development at Astbury Place and the delivery of the bridge. Cheshire East Council have been advised that through the threat of legal action Morris Homes are now looking to discuss the delivery of the bridge.

Councillor P Duffy - Chair