

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 13<sup>th</sup> AUGUST 2020 – Via Zoom

#### PRESENT

Councillor P Duffy - Chair

D Amies

R Douglas

S Firkin

A Martin

R Hemsley

J Parry

J Smith

Councillors Brown, Murphy and Moreton who are not members of this Committee and Andrew Thomson, Planning Consultant. There were also three members of the public present.

#### 1. APOLOGIES

Apologies for absence were submitted from Councillors M Rogan and K Wesley.

#### 2. MINUTES

PLN/5/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 9<sup>h</sup> July 2020 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 and Moreton declared “non pecuniary” interests as they are members of Cheshire East Council but are not members of this Committee.

Councillor Martin declared a “non pecuniary” interest due to her membership of CPRE - The Countryside Charity.

#### 4. OUTSTANDING ITEMS

The Chief Officer reported that an update on the Neighbourhood plan would be provided at the end of the meeting

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

None received

6. **PLANNING APPLICATIONS**

PLN/6/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/2754C	6, CORNWALL CLOSE, CONGLETON, CW12 3JZ		No Objection
2 20/2784T	Small woodland bank between Forge Lane a, 11 , Forge Lane, Congleton, CW12 4HF		<b>REFER TO CHESHIRE EAST TREE OFFICER</b> – to ensure that any changes do not affect the life of the tree Support the pruning of T1 but only minimal pruning of T2
3 * 20/2805C	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY		No Objection
4 * 20/2935C	5, BEATTY DRIVE, CONGLETON, CHESHIRE, CW12 2ER		No Objection
5 20/2938C	18, LAWTON STREET, CONGLETON, CW12 1RP		No Objection subject to noting concerns regarding lack of disabled toilet facilities
6 20/1375T	41, KESTREL CLOSE, CONGLETON, CW12 3FA		<b>REJECT</b> – work considered not to be necessary
7 20/2907T	9, FENTON CLOSE, CONGLETON, CW12 3TH		<b>REJECT</b> – Trees appear to be on land owned by 3 <sup>rd</sup> parties and there appears to be no justification provided for the proposed action and the natural woodland should be protected
8 * 20/2807C	Stradville, GIANTSWOOD LANE, CONGLETON, CW12 2HG		<b>REFER THE DECISION TO CHESHIRE EAST HIGHWAYS OFFICER</b> – to ensure that there are no safety concerns
9 * 20/2866C	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR	For Information Decision made –	No Objection

		Permission granted	
<b>10 *</b> 20/2986C	Hill Farm, CONGLETON EDGE ROAD, CONGLETON, CW12 3NB		No Objection
<b>11 *</b> 20/3067C	LAND WEST OF GOLDFINCH CLOSE, CONGLETON		<b>REJECT – REASON</b> This is a material amendment as it reduces the width of the woodland buffer
<b>12 *</b> 20/2985D	Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY	For Information	No Objection
<b>13 *</b> 20/3030C	Land At, Back Lane, Congleton, CW12 4RB		No Objection
<b>14 *</b> 20/3118C	7, RYEDALE WAY, CONGLETON, CW12 3SX		No Objection
<b>15 *</b> 20/3114C	31, LABURNUM CLOSE, CONGLETON, CW12 4TX		No Objection
<b>16 *</b> 20/3113C	30, LABURNUM CLOSE, CONGLETON, CW12 4TX		No Objection
<b>17 *</b> 20/3130C	9, STIRLING CLOSE, CONGLETON, CW12 4US		No Objection
<b>18</b> 20/2819T	59, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD		<b>REFER TO CHESHIRE EAST TREE OFFICER –</b> Work considered to be tree management

<b>19 *</b> 20/2205C	69, Newcastle Road, CONGLETON, Congleton, CW12 4HL		No Objection
<b>20 *</b> 20/3126C	35, GIANTSWOOD LANE, CONGLETON, CW12 2HQ		No Objection
<b>21 *</b> 20/3093C	11- 19 HILLARY AVENUE, CONGLETON, CW12 3EG		<b>REJECT – DUE TO</b> The proposed demolition of the buildings does not appear to have any plans for replacement social housing. <b>Action – To write to Plus Dane to establish if there are any other plans to demolish social housing and to ascertain if they will be replaced</b>
<b>22*</b> 20/3164T	5, QUARRY CLOSE, CONGLETON, CW12 3GS		<b>NOTE</b> – that the Tree Officer has made a site visit and would agree with their recommendation
<b>23 *</b> 20/2804C	55, LEAMINGTON ROAD, CONGLETON, CW12 4PE		No Objection
<b>24 *</b> 20/3284C	51, LAWTON STREET, CONGLETON, CW12 1RU		No Objection
<b>25</b> 20/3338C	Congleton Autos, NEWCASTLE ROAD, ASTBURY CW12 4JX		<b>Objection</b> <b>Application 18/18/2420C:</b> Refused by CEC on 30/7/18. The reason was: "This proposal is unacceptable by virtue of the detrimental impact on the residential amenity of neighbours. It is also likely to result in queuing traffic on Newcastle Road which would have an unacceptable impact upon visibility for traffic leaving Padgbury Lane and be likely to result in unsafe overtaking movements within the chevrons on Newcastle Road" These issues, along with other environmental impacts such as noise have not been addressed through the current application

26 * 20/3369C	4, ROSEVILLE DRIVE, CONGLETON, CHESHIRE, CW12 3LU		No Objection
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7. **PLANNING APPEALS**

None to Report

8 **GOVERNMENT ANNOUNCEMENT ON PLANNING DEVELOPMENT**

An introduction to this was given by Andrew Thomson, Planning Consultant with regards to the Governments White paper on proposed changes to the planning process. It was agreed that that this should be reviewed by the Council through a Strategy Group meeting on the 17<sup>th</sup> September 17.00 – 18.30pm

"the officers formally notify Cheshire East Council that Congleton Town Council wishes Cheshire East Council to formally lobby the Government through all channels available to reverse the changes recently announced by the Government in respect of Upwards Development".

9. **LICENSING APPLICATIONS**

None to Report

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer was requested to contact Cheshire East Council for an update on progress on the work to build the bridge to Congleton Park.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer advised that there would be a Neighbourhood Plan Steering Group meeting w/c 17<sup>th</sup> August 2020

Councillor P Duffy - Chair