

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 17th SEPTEMBER 2020 – Via Zoom**

PRESENT

Councillor P Duffy - Chair
D Amies
R Douglas
S Firkin
A Martin
R Hemsley
J Parry
J Smith
K Wesley

Councillor Denis Murphy who is not a member of this Committee attended and did not vote on any items. There were also several members of the public present.

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Brown.

2. **MINUTES**

PLN/7/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 13^h August 2020 be approved and signed by the Chairman as a correct record with the addition of

"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".

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 Murphy declared a "non pecuniary" interest as he is a member of Cheshire East Council but are not a member 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 he had contacted Cheshire East for an update on the Bridge into Congleton Park. The Officer was away and due back tomorrow.

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

None received

6. **PLANNING APPLICATIONS**

PLN/8/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 * 20/3464C	16, RYEDALE WAY, CONGLETON, CW12 3SX		No Objection
2 * 20/3475D	Land At, BACK LANE, CONGLETON		No Objection
3 20/3431C	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX		No Objection
4 * 20/3454D	Eaton Bank Academy, JACKSON ROAD, CONGLETON, CW12 1NT		No Objection
5 20/3402C	5, OVERTON CLOSE, CONGLETON, CHESHIRE, CW12 1JZ		REJECT – DUE TO Layout and density of buildings Vehicular access Adequacy of parking Technical issues regarding the location of the sewer
6 * 20/3557D	80, Lambrigg, Buxton Road, CONGLETON, CW12 2DY		No Objection

7 * 20/3524C	68, BAILEY CRESCENT, CONGLETON, CW12 2EW		No Objection
8 20/3548C	12,14 & 16, WILLOW STREET, CONGLETON, CHESHIRE, CW12 1RL		No Objection
9 * 20/3624C	142, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JF		No Objection
10 20/3608C	Moss Cottage, BUXTON ROAD, CONGLETON, CW12 3PG		No Objection subject to review of turning circle and access onto busy road. No mature trees to be removed without plans for replacement
11 * 20/3592C	Meadow Brook Barn, BROOKHOUSE LANE, CONGLETON, CW12 3QP		REJECT – DUE TO Intrusion into the Open Countryside/Greenbelt NOTE – Plan are confusing and insufficient information is available to enable a full debate
12 * 20/3661C	Land Off, Goldfinch Close and Kestrel Close, Congleton. CW12 3FB		No Objection
13 20/3461C	41 Belgrave Avenue, Congleton, CW12 1HU		No Objection
14 * 20/3092C	1-12, ST STEPHENS COURT, CONGLETON		No Objection
15 20/3688C	HELIOSA NURSING HOME, 54, BOUNDARY LANE, CONGLETON, CW12 3JA	NP – J Smith	Two members of the public spoke in objection to the application. REJECT – DUE TO Layout and density of buildings Noise and disturbance from use Highway and safety issues Traffic generation Adequacy of parking Nature conservation

16 * 20/3738C	Radnor Park Industrial Estate, BACK LANE, CONGLETON		No Objection
17 * 20/3837C	33, DAVENSHAW DRIVE, CONGLETON, CW12 2FP		No Objection
18 * 20/3845C	Overedge, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection
19 * 20/3828C	Land to the east of Black Firs Lane and to the south of Back Lane, Somerford, Congleton		REJECT – DUE TO The wildlife corridors should be retained at 10 meters
20 * 20/3773C	17, BRUNSWICK STREET, CONGLETON, CHESHIRE, CW12 1QE		No Objection
21 * 20/3793C	30, DAISYBANK DRIVE, CONGLETON, CW12 1LX		No Objection
22 * 20/3979C	30, BACK LANE, CONGLETON, CHESHIRE, CW12 4PY		No Objection
23 * 20/3983C	2, DOVEDALE CLOSE, CONGLETON, CW12 2EB		No Objection
24 20/3964C	Land West Of, GOLDFINCH CLOSE, CONGLETON		REJECT – DUE TO Not a non-material amendment Landscaping approved on 16/6144C has been totally ignored with housing now built on green space. Continual attempts by the developer to build on green space on this development.

25 * 20/3901C	7, THE MOORINGS, CONGLETON, CHESHIRE, CW12 3RF		No Objection
26 * 20/3670C	1, ATKIN CLOSE, CONGLETON, CW12 4WJ		REJECT – DUE TO Out of keeping with surrounding area Loss of habitat Good quality hedges should be retained

7. **PLANNING APPEALS**

None to Report.

8. **LICENSING APPLICATIONS**

None to Report.

9. **SECTION 106 UPDATES**

None to Report.

10. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer reported that he had contacted Cheshire East for an update on the Bridge into Congleton Park. The Officer was away and due back tomorrow.

11. **NEIGHBOURHOOD PLAN**

The Chief Officer reported that a meeting of the Neighbourhood Plan Steering Group had taken place and the aim is to progress to Regulation 14 by the beginning of October.

12. **CHANGES TO THE CURRENT PLANNING SYSTEM**

PLN/9/2021 RESOLVED: That the following response be made to the Ministry of Housing, Communities and Local Government Consultation on changes to the planning policy and regulations document dated August 2020.

Q1: Do you agree that planning practice guidance should be amended to specify that the appropriate baseline for the standard method is *whichever is the higher of* the level of 0.5% of housing stock in each local authority area OR the latest household projections averaged over a 10-year period?

Answer: No

Q2: In the stock element of the baseline, do you agree that 0.5% of existing stock for the standard method is appropriate? If not, please explain why

Answer: No

Q3: Do you agree that using the workplace-based median house price to median earnings ratio from the most recent year for which data is available to adjust the standard method's baseline is appropriate? If not, please explain why.

Answer:

- Builders may go bankrupt if they cannot sell what they have built at a price that covers their costs, so allocating more land to housing does not lower house prices.
- Larger developers will be eager to acquire more land but will, if necessary, deliberately prolong the planning application process to postpone the date when they must start to build.
- The algorithm is not the problem
- Ample planning permission are already granted and not built

Q9: Should the existing exemptions from the requirement for affordable home ownership products (e.g. for build to rent) also apply to apply to this First Homes requirement?

Answer: No Comment

Q14: Do you agree with the approach of allowing a small proportion of market housing on First Homes exception sites, in order to ensure site viability?

Answer: Yes

Q17: Do you agree with the proposed approach to raise the small sites threshold for a time-limited period?

Answer: Strong No – as we already have a shortage of affordable and social housing.

Q18: What is the appropriate level of small sites threshold?

- i) Up to 40 homes
- ii) Up to 50 homes
- iii) Other (please specify)

Answer: Other – Remain the same

Q24: Do you agree that the new Permission in Principle should remove the restriction on major development?

Answer: No

Q25: Should the new Permission in Principle for major development set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme)? Please provide any comments in support of your views.

Answer: No

- Existing permission is in use but we do not want it extended as we feel there is a current shortage of employment land with no plan in place to replace it should housing be granted on brownfield sites.

Councillor Paul Duffy
Chair