



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

14th October 2020

Dear Councillor

Planning Committee Meeting – Thursday 22nd October 2020

You are summoned to attend a meeting of the Planning Committee on **Thursday 22nd October 2020** commencing at **7.00 pm**. This will be a virtual meeting which needs to be accessed via Zoom.

[Use this link to open the Zoom meeting for the Planning Committee on 22nd October 2020.](#)

Meeting ID: 813 6604 4547

Passcode: 868405

There may be confidential items towards the end of the meeting which the law requires the Council to make a resolution to exclude the public and press.

Yours sincerely

Linda Minshull
Civic Administration Officer

AGENDA

1. Apologies for absence

(Members are reminded of the necessity to give apologies in advance of the meeting and to give reasons for absence)

2. Minutes of Last Meeting

To confirm the [minutes of the Meeting of the Committee held on 17th September 2020](#) (copy enclosed).

3. Declarations of Disclosable Pecuniary Interest

Members are requested to declare both “non-pecuniary” and “pecuniary” interests as early in the meeting as they become aware of it.

Congleton
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where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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Email: info@congleton-tc.gov.uk www.congleton-tc.gov.uk

4. Outstanding Actions

None

5. Questions from Members of the Public

To receive any questions from Members of the Public relevant to the meeting agenda.

6. Planning Applications

To note or comment as appropriate on planning applications lodged with Cheshire East Borough Council.

i) **List for weeks 7th, 14th 21st and 28th September and 5th October 2020**
(copy enclosed).

ii) Lists for subsequent weeks will be circulated when received.

7. Planning Consultations

To agree responses to Planning Consultations

i) **Government White Paper** (Enclosed)

ii) **SADPD Update** (Enclosed)

8. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council.

9. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

10 Section 106 Updates

To receive any updates relating to Section 106 agreements.

11 Planning Enforcement

To receive any updates on Planning Enforcement.

12. Neighbourhood Plan

To receive any updates (Enclosed).

To: All Members of the Council, Press 2, Burgesses 3.

CONGLETON TOWN COUNCIL

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

Please note These are draft minutes and will not be ratified until the next meeting of the Planning Committee

PRESENT

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

Councillor 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 13th 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 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.

List for Planning Meeting – 22.10.20

1
20/4119T

T1 Oak tree in back garden of number 11 Roseville Drive. The oak tree has not been worked on for a number of years and is in need of some general tree maintenance which is in keeping the its surroundings. It also impacts greatly on properties number 37 & 39 Trinity Place being in such close proximity. Canopy over 11 Roseville side- selectively reduce and reshape canopy by 2-3 meters and crown raise to approximately 4 meters above ground level (see pics- r 1, r 2) Canopy over 37 & 39 Trinity Place - Remove epicormic growth from lower stems (see pic r 3) - Crown raise 2 parts of lower hanging canopy to approximately 4 meters above ground level (see pic- r 4) - Selectively reduce upper parts of crown by 2-3 meters See pics (r 2, r 5, r 6) - 15-20% thin of the whole canopy to allow more light through for the concerning properties.

11, ROSEVILLE
DRIVE,
CONGLETON,
CW12 3LU

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4119T&query=129c879c-c936-466c-a040-ee6501840d4c>

2
20/4101C

Non material amendment to application 17/3258C

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4101C&query=233fe8ec-9d60-4125-80c7-86bdd52d17ee>

Land West of
Padbury Lane,
Congleton, CW12
4LR

3 *
20/3969C

Formation of two gables forming two new roof bedrooms

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3969C&query=8e5db31d-008d-4680-bd82-ffd46f41c1df>

84, WAGGS ROAD,
CONGLETON,
CW12 4BT

4 20/4047T	Fell Willow Tree http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4047T&query=0f0cb0f2-a12c-4edd-abef-b0f7f0fba7b1	36, PARK LANE, CONGLETON, CW12 3DG	
5 * 20/4053D	Discharge of condition 5 on application 19/4704C. http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4053D&query=5e756870-835a-4b4d-993e-3b1e88e4f729	50, PARSON STREET, CONGLETON, CW12 4ED	
6 20/4032T	Tree works to Ash, Beech & Sycamore tree http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4032T	CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ	
7 * 20/4026C	Proposed replacement garden room with new living area http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4026C	43, DELAMERE ROAD, CONGLETON, CHESHIRE, CW12 4PA	
8 20/4036S	EIA Scoping Request in respect of a residential-led, mixed use development http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4036S&query=f60961df-fc73-415a-8162-6aee3dd8561c	Land to the North of CONGLETON BUSINESS PARK, BARN ROAD, CONGLETON	
9 * 20/4157C	Listed Building Consent for Change of Use of residential flat (current use) C3 for Hotel /Guest house/temporary holiday let C1 http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4157C&query=9972eb67-2064-4bcd-844c-e77e3068fa0f	7, SWAN BANK, CONGLETON, CW12 1AN	

10 * 20/4226C	Proposed two storey rear extension with internal alterations. http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4226C&query=ff4d2d60-cee8-410c-b353-a1fb33ceba83	14, TALL ASH AVENUE, CONGLETON, CW12 2DZ
11 * 20/3787C	variation of condition 2 on existing permission 20/0329C; Demolition of existing conservatory, conversion of existing garage, erection of double garage structure to rear and associated alterations. http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3787C&query=c5c129d7-c0da-4bf1-8a23-84208d463f59	69, Newcastle Road, CONGLETON, Congleton, CW12 4HL
12 * 20/4167C	Variation of condition 2 on approval 18/3067C. http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4167C&query=f8727eb2-b703-432c-ac1f-dcb617343512	HILLSIDE CROFT, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA
13 * 20/4135D	Discharge of conditions 4 & 6 on approved application 20/1769C - Professional car valeting and hand car wash facility at existing vacant off Manchester Road Congleton CW12 2HT http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4135D&query=7a5d6dd5-c59c-4cad-9976-bab623d22665	71A, MANCHESTER ROAD, CONGLETON, CW12 2HT
14 * 20/4187C	Conversion of a detached stone garage into ancillary living accommodation with single storey extension http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4187C&query=ac275293-172b-4859-a05a-b69831aac690	Brae Side, TUNSTALL ROAD, CONGLETON, CW12 3QB

<p>15 * 20/4225C</p>	<p>Proposed two storey side extension</p> <p>http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4225C&query=dc17c476-f255-4cc5-9d34-a167af682027</p>	<p>22, TALL ASH AVENUE, CONGLETON, CW12 2DZ</p>	
<p>16 * 20/4222C</p>	<p>Listed building consent sought for the temporary removal of existing signage, lighting and satellite dishes to facilitate the cleaning of the facade. Cleaning of brick/stonework to be carried out using soda blasting. Existing timber and lime mortar panels to be cleaned via hand scraping and air cleaning. Post cleaning, sections of timbers or lime mortar panels requiring repairs/replacing will be identified and brought to the attention of the conservation officer. All works to be undertaken in accordance with the method statements included. Listed building consent sought for intrusive investigations to be undertaken at strategic locations inside the building. Listed building consent sought for the cleaning of the South boundary wall of the car park to remove existing white paint. Removal of paint to be undertaken using soda blasting technique</p> <p>http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4222C&query=3ffaff8c-2a22-4c03-9d33-06b8d4d319a8</p>	<p>Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR</p>	
<p>17 * 20/4281C</p>	<p>To create a wrap around side and rear extension to detached bungalow, add a porch to front of dwelling . Also reconfigure original rooms, new extension to be built in a new facing brickwork, A green sedum roof with 2 roof lanterns to add light on new extension, porch to be built in the same brickwork as the new extension with pitch roof tiled in matching tiles as original roof. Original brickwork to be rendered</p> <p>http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4281C&query=49e8101d-bcd6-4e0c-9431-5d2ab68bf783</p>	<p>40, BEATTY DRIVE, CONGLETON, CW12 2ER</p>	

18 20/3974C	Erection of 8 no. dwellings with associated infrastructure http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/3974C	Land West Of, GOLDFINCH CLOSE, CONGLETON	
19 20/4393T	T1 Oak selective reduction of lower laterals by up to 2m and mid crown laterals by 1-1.5m ensuring a flowing line. Reduce approx. 3no. lower laterals roadside by approx. 2m to give an effective raise to 5m in this area that overhangs road. http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4393T&query=73ef9c90-e542-4ec6-98cf-371671dbfeb1	2, TELFORD CLOSE, CONGLETON, CHESHIRE, CW12 3TR	
20 * 20/4410C	Proposed new stables, horse exercise arena and associated yard area http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/4410C&query=d8df1961-5df1-465a-91ea-9d98b27c1c15	LAND OFF, LAMBERTS LANE, CONGLETON,	

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	7.00 pm 22 nd October 2020	LOCATION	Zoom
REPORT FROM	Chief Officer		
AGENDA ITEM 7.1 REPORT TITLE	Government White Paper – Planning for the future - proposed response <i>Consultation closes on the 29th October 2020</i>		
	<p>The Town Council are unanimous in their objection to the White paper as it represents the centralisation of the Local Government Planning system removing LOCAL DECISION MAKING, LOCAL SCRUTINY and LOCAL INPUT. This demolition of local democracy will be further compounded by the parallel proposals to re-organise Local Government by the abolition of 213 District Councils and their replacement by 25 large Unitary Authorities. It is interesting to note that in 2011, when the government introduced the Localism Act that the aim of this legislation was to facilitate the devolution of decision-making powers from central government control to individual communities. It abolished regional strategies, introduced the Community Infrastructure Levy and, for the first time, allowed neighbourhood plans to be developed, a move that was universally welcomed by the majority of local communities which is illustrated by the number of neighbourhood plans now successfully in place across England.</p> <p><u>Key Areas of Concern</u></p> <p>Top down housing targets The White Paper is proposing the use of an ‘algorithm’ to establish ‘housing requirement figures’ however since the release of this information in August it has been demonstrated that the initial methodology produced a series of proposals that would have resulted in house targets in the Isle of Wight, Tonbridge and Sevenoaks increasing by over 200% whilst those in urban areas such as Liverpool, Manchester and Nottingham reducing by 48%. Furthermore, the White Paper is suggesting that the national (England) housebuilding target will be 300,000 new homes annually. This is a figure that has not been achieved since the early 1960’s and, just because a target is set then it is not inevitable that this target will be met. The delivery of houses is not in the gift of the Government, houses are built by the private sector house builders who are not driven by the maximum numbers of houses they can build but the profit they can make. This is amply demonstrated by the fact that over 1 million new homes were approved in the last 10 years but never built. The Town Council are concerned that the additional land required for these houses will erode key strategic environmental and spatial areas of land such as Green Belt, strategic and local green gaps as well as areas of open space and local wildlife importance.</p> <p>Zoning The Government have stated that they ‘wish to tear down the outdated planning rules and start again’. In this regard it is interesting to note that since 2010 the</p>		

previous Government have introduced 10 major 'reforms' of the planning system and over that time there have been 10 different 'Planning and Housing' ministers. Yet at the same time the house building industry have either failed or under-delivered on the number of new houses. The Government are now proposing a 'new approach to plan making by identifying three types of land: Growth areas suitable for substantial development (although the term substantial has yet to be defined); Renewal areas which would cover existing built areas where smaller scale development is appropriate (such as small sites on the edge of villages) and; Protected areas including Green Belts, AONBs, Conservation Areas; Local Wildlife Sites, areas of significant flood risk and important areas of green space. The majority of these areas would be defined nationally, others locally on the basis of national policy. The concern of the Town Council is that these areas would be set nationally with very little local input or consultation and within the first 2 categories projects and developments will get an automatic consent provided they meet Building Regulations and pass a local beauty contest. There will be no local input into any of the proposed developments or any opportunity to make comments other than very limited design matters. It is clear from the White paper that the NPPF (in a revised format yet to be consulted upon) will be the "primary source of policies for development management". The Town Council's concern is that any revised NPPF will be so diluted as to be virtually meaningless in a localised context and will allow developers a free reign ignoring local context, constraints and concerns.

Local Plans

Whilst the Town Council welcome the proposals to reduce the time taken in the preparation of Local Plans the role of these plans in the development process will be much reduced as will the ability of local Councils and communities to be involved in the process. A further undermining of local democracy, scrutiny and involvement in the planning system will weaken the whole system and severely undermine the public's confidence in the planning process. This Government's approach to the planning system and local planning, in particular the exclusion of local communities from the process, is in direct contrast to that of the Government in 2012 and the Localism Act.

Neighbourhood Plans

Much has been made of the success of neighbourhood planning and a large number of Town and Parish Councils have taken the opportunity to consult with their communities to produce plans which are a true reflection of their communities concerns and needs and how these can be met through the planning system. Under these new proposals in the White paper any local concerns will be restricted to 'design' matters and at a local level these will be subordinate to Local Plans. There is a view in many local communities, particularly those who embraced neighbourhood planning, and worked very hard on a voluntary basis to produce their plans, that their communities no longer matter and development is going to be imposed upon them with no consideration of local issues, housing need or community infrastructure.

Section 106 and Community Infrastructure Levy

There is great concern that Section 106 is to be scrapped and CIL is to be absorbed into a national levy based on development value rather than local need and infrastructure requirements. The nationally based CIL will be at a flat rate, and a value-based charge set nationally with no regards for local circumstances.

	<p>The Town Council are very concerned that the Levy will not be paid out until the point of occupation of the development and that where land value 'uplift' is insufficient then that development will not be subject to any levy and the local authority would in effect 'subsidise' the private sector development as well as resulting in, for example, a reduction in affordable housing provision. Such proposals will result in greater profits for the housing developer with little or no contributions into the local community and greater pressure on local councils and local infrastructure. A prime example of what could happen in these circumstances was illustrated recently by Robert Jenrick's decision to allow the Westferry development in London thus saving the developer some £50m in CIL contributions to the Local Council. Fortunately, this decision was rescinded prior to the publication of the White paper.</p> <p>Duty to Co-operate</p> <p>The Town Council are concerned that the scrapping of the 'Duty to Co-operate', given the proposals in the White paper for top-down targets will be a retrograde step when in the climate proposed by the White paper there will be a requirement for greater co-operation between adjoining authorities not less.</p> <p>Use Classes Order and General Development Order</p> <p>Whilst some of the changes are welcome once again the ability of communities to comment on these proposals, which came into force in September, have been severely limited yet changes proposed will have impacts upon communities and neighbour consultation.</p> <p>Sustainability and Climate Change</p> <p>The Town Council are very concerned that both of these issues, which should be at the forefront of the Governments agenda have been ignored and there is very little reference to either of these initiatives in the White paper, together with the provision of Affordable Housing and accessible housing for the needs of disabled members of the community.</p> <p><i>Response generated by Planning Consultant Andrew Thomson</i></p>
Proposal	To approve the proposed response or an approved amended response to the Governments White Paper

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	22 nd October 2020	LOCATION	Zoom
REPORT FROM	Chief Officer		
AGENDA ITEM REPORT TITLE	SAPDP update		
Background	<p>Following careful consideration of the responses received to the 2019 initial Publication Draft SADPD, a decision was made at the Cheshire East Cabinet meeting on 06 October 2020 to publish a revised Publication Draft SADPD to invite further representations prior to its submission to the Secretary of State. They are now preparing to publish the revised plan and its supporting evidence under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and invite representations under Regulation 20. Further information on the consultation period will be posted shortly. In the meantime, the Revised Publication Draft SADPD and its evidence base can be viewed on the Revised Publication Draft SADPD Evidence Base page.'</p> <p>There appears to be internal disputes within the Council about the allocation and deletion of sites in the north of the Borough and, subsequent pressure in the south for more housing.</p> <p>The implications could lead to an additional 10,000 houses in Cheshire East being delivered in the South of the Borough</p>		
Next steps	We will need to keep a look out for when the consultation commences and the document is available to the general public		

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	22.10.2020 7.00pm	LOCATION	Zoom
REPORT FROM	Chief Officer		
AGENDA ITEM REPORT TITLE	Neighbourhood Plan Update		
Update	<p>Following significant recent meetings with Cheshire East Council Planning, the Congleton Neighbourhood Plan is virtually ready for the Regulation 14 Consultation. At the time of writing the following needs to take place</p> <ol style="list-style-type: none">1. Some minor amendments required to the Housing Policies2. We are awaiting the Housing Numbers from Cheshire East Council.3. Once 1 and 2 received this information we will generate an Executive Summary4. Go through a proof reading process.5. The completed document and an agreed consultation plan will need to be formally signed off by the Steering Group prior to Consultation, this will also be forwarded to Councillors for their awareness and to make any observations or comments.6. <p>It is hoped that we will be going out to Consultation on Regulation 14 by the beginning of November.</p> <p>Thanks go to the volunteers who have committed themselves to take the Congleton Neighbourhood Plan through to its conclusion</p>		