

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 22<sup>nd</sup> OCTOBER 2020 – Via Zoom**

**PRESENT**

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

Councillors Moreton and Murphy, who are not members of this Committee, attended and did not vote on any items. There were also three members of the public present.

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Brown.

2. **MINUTES**

PLN/10/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 17<sup>th</sup> September 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 Moreton and Murphy declared “non pecuniary” interests as they are members of Cheshire East Council but are not a member of this Committee.

4. **OUTSTANDING ITEMS**

The Chief Officer reported that he is still awaiting a response from Cheshire East Council regarding an update on the bridge into the park from Astbury Place. Cheshire East Councillor Robert Moreton agreed to follow this up.

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

None received

6. **PLANNING APPLICATIONS**

PLN/11/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
<b>1</b> 20/4119T	11, ROSEVILLE DRIVE, CONGLETON, CW12 3LU	NP – A Martin	No Objection
<b>2</b> 20/4101C	Land West of Padgbury Lane, Congleton, CW12 4LR		No Comment
<b>3 *</b> 20/3969C	84, WAGGS ROAD, CONGLETON, CW12 4BT		No Objection
<b>4</b> 20/4047T	36, PARK LANE, CONGLETON, CW12 3DG		<b>REJECT – DUE TO</b> - Insufficient reason to fell the tree - Lack of supporting evidence
<b>5 *</b> 20/4053D	50, PARSON STREET, CONGLETON, CW12 4ED		No Objection
<b>6</b> 20/4032T	CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ		No Objection
<b>7 *</b> 20/4026C	43, DELAMERE ROAD, CONGLETON, CHESHIRE, CW12 4PA		No Objection
<b>8</b> 20/4036S	Land to the North of CONGLETON BUSINESS PARK, BARN ROAD, CONGLETON		No Comment

<b>9 *</b> 20/4157C	7, SWAN BANK, CONGLETON, CW12 1AN		No Objection
<b>10 *</b> 20/4226C	14, TALL ASH AVENUE, CONGLETON, CW12 2DZ		No Objection
<b>11 *</b> 20/3787C	69, Newcastle Road, CONGLETON, Congleton, CW12 4HL		No Objection
<b>12 *</b> 20/4167C	HILLSIDE CROFT, CONGLETON EDGE ROAD, CONGLETON, CHESHIRE, CW12 3NA		<b>REJECT – DUE TO</b>  - Development is in the green belt - The size of the proposed development
<b>13 *</b> 20/4135D	71A, MANCHESTER ROAD, CONGLETON, CW12 2HT		No Objection
<b>14 *</b> 20/4187C	Brae Side, TUNSTALL ROAD, CONGLETON, CW12 3QB		<b>NO OBJECTION – SUBJECT TO</b>  - A condition to ensure that the annexe remains “tied to” the main house and must always be sold together - Building materials must to in keeping and sympathetic to the surrounding area
<b>15 *</b> 20/4225C	22, TALL ASH AVENUE, CONGLETON, CW12 2DZ		No Objection
<b>16 *</b> 20/4222C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
<b>17 *</b> 20/4281C	40, BEATTY DRIVE, CONGLETON, CW12 2ER		No Objection

<b>18</b> 20/3974C	Land West Of, GOLDFINCH CLOSE, CONGLETON		<b>REJECT – DUE TO</b> <ul style="list-style-type: none"> <li>- loss of green corridor</li> <li>- safety issues due to the width of the bridleway</li> <li>- nature conservation</li> <li>- intrusion into open countryside/green belt</li> </ul>
<b>19</b> 20/4393T	2, TELFORD CLOSE, CONGLETON, CHESHIRE, CW12 3TR		No Objection
<b>20 *</b> 20/4410C	LAND OFF, LAMBERTS LANE, CONGLETON,		No Objection
<b>21 *</b> 20/4473C	UNIT 4, Holland Business Park, RIVERDANE ROAD, CONGLETON, CW12 1PN		No Objection
<b>22 *</b> 20/4496T	West House, WESTHOLME CLOSE, CONGLETON, CW12 4FZ		No Objection
<b>23 *</b> 20/4551C	MILLER HOMES, BACK LANE, CONGLETON		No Objection
<b>24</b> 20/4517T	4, HEATHFIELD CLOSE, CONGLETON, CHESHIRE, CW12 4ND		No Objection
<b>25</b> 20/4537C	65, 67 & 69 BATH VALE, CONGLETON, CW12 2HF		No Comment
<b>26</b> 20/4369C	29, HIGH STREET, CONGLETON, CW12 1BG		No Objection
<b>27</b> 20/2470C	Hawthorn Cottage, Harvey Road, Congleton, Cheshire, CW12 2PS		Original comments from Planning Committee on 9.7.2020 still apply which are - REJECT – due to the following <ul style="list-style-type: none"> <li>– Highway and safety issues</li> </ul>

			<ul style="list-style-type: none"> <li>- Tree loss</li> <li>- Traffic generation</li> <li>- Nature conservation</li> <li>- Intrusion into the open countryside and green belt</li> <li>- Not in the Local Plan for development</li> </ul>
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7. **PLANNING CONSULTATIONS**

PLN/12/2021 RESOLVED: i) That the Chief Officer have delegated authority to carry out the following in respect of the Government White Paper.

There is an online survey and the opportunity for written observations / comments therefore we should do both and we need to ensure that we duplicate the key points raised.

Councillors felt we should be –

1. Stronger on the impact of the Algorithm with maybe a scenario quoted.
2. Stronger on the impact of the trigger for affordable housing as it will mean less affordable homes would be built.
3. Stronger on the zoning and the CIL not to be determined nationally and emphasising that the community is being “side lined”
4. Our letter / report will need to be sent to both our local MP and R Jenrick

ii) To receive the report in respect of the SADPD Update and to include comments on the White Paper to be phrased as responses to consultation questions.

8. **PLANNING APPEALS**

None to Report

9. **LICENSING APPLICATIONS**

None to Report

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

The Chair and the Chief Officer to discuss work to track enforcement issues.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer gave a verbal update on progress of the neighbourhood plan.

Councillor P Duffy - Chair

