

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 19th NOVEMBER 2020 – Via Zoom

PRESENT

Councillor A Martin – Vice Chair – In the Chair
D Amies
R Douglas
S Firkin
J Parry
J Smith
K Wesley
D Murphy (Ex officio)

Councillors Brown and Moreton, who are not members of this Committee, attended and did not vote on any items. Andrew Thomson, Planning Consultant and several members of the public also attended the meeting.

1. APOLOGIES

Apologies for absence were submitted from Councillors Duffy, Hemsley and Rogan.

2. MINUTES

PLN/13/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 22nd October 2020 be approved and signed by the Chairman as a correct record with the addition of “to include comments on the White Paper to be phrased as responses to consultation questions.”

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 a member of this Committee.

Councillor Murphy declared a “non pecuniary” interest as he is a member of Cheshire East Council and an ex-officio 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. **SITE ALLOCATIONS AND DEVELOPMENT POLICIES (SADPD)**

PLN/14/2021 RESOLVED: To receive the report and recommendations therein, from Andrew Thomson, Planning Consultant.

7. **PLANNING APPLICATIONS**

PLN/15/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Planning Reference	Location	Declaration of Interest	Comments
1 20/3688C	HELIOSA NURSING HOME, 54, BOUNDARY LANE, CONGLETON, CW12 3JA	NP – J Smith	A member 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 Out of keeping with surrounding area Intrusion into green belt Loss of important trees Less pleasant garden area for residents
2 20/4593C	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR		No Objection subject to – The recommendations of the heritage report being implemented NOTE – Councillors would like noted that they are generally in support of this application and consider it to be a good refurbishment to an important building in the town
3 20/4753C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection subject to – The recommendations of the heritage report being implemented including the retention of bat habitats Replacement of six trees Eco system being protected
4 20/4754C	Lion and Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection subject to – The recommendations of the heritage report being implemented including the retention of bat habitats Replacement of six trees Eco system being protected

5 20/4582C	Land West Of, GOLDFINCH CLOSE, CONGLETON		REJECT – DUE TO Planning Officer to check that no landscaping (trees) are being deleted from Plots 100/102/118, 1 & 6 and the plot 91-95 car park
6 * 20/4575C	9, SOLLY CRESCENT, CONGLETON, CHESHIRE, CW12 4LG		No Objection
7 20/4546C	Land Off, MANCHESTER ROAD, CONGLETON		No Objection subject to – No trees being removed or replacement trees being planted Omission of trees on new plans NOTE – Lack of information on C E Website – no covering letter
8 20/4584C	Land At, BACK LANE, CONGLETON		No Objection subject to – Replacement trees being planted Replace the dying Ash tree
9 * 20/4639C	6, CORNWALL CLOSE, CONGLETON, CHESHIRE, CW12 3JZ		No Objection
10 20/3902T	6, CEDAR COURT, CONGLETON, CW12 3JP		No Objection
11 * 20/4460C	BURNS GARAGES LTD, CANAL STREET, CONGLETON, CW12 3AA		No Objection
12 * 20/4830C	ELIZABETH MILL, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT		No Objection
13 20/4826C	27, TUDOR WAY, CONGLETON, CW12 4AS		No Objection subject to – Landscaping and arboricultural reports being submitted prior to work commencing
14 20/4823C	FORMER SITE OF VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD		No Objection – Supportive of proposal

15 20/4806T	Street Record, PARK STREET, CONGLETON		No Objection subject to – Replacement tree being planted
16 * 20/4781D	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON		No Objection
17 * 20/4735C	51, PADGBURY LANE, CONGLETON, CHESHIRE, CW12 4LP		No Objection
18 * 20/4740C	22, SEVERN CLOSE, CONGLETON, CW12 3RD		No Objection
19 20/4784C	40, CROSS LANE, CONGLETON, CW12 3JX		A member of the public spoke in objection to the application. REJECT – DUE TO Layout and density of buildings Highway and safety issues due to access and egress Adequacy of parking Loss of the eco system due to overdevelopment Overshadowing/ overlooking Overdevelopment No noise mitigation in plans for the railway Non opening windows Not in keeping with area
20 * 20/4860C	Land at, SILK STREET, CONGLETON		No Objection
21 * 20/4920C	70, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NG		No Objection
22 * 20/4908D	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection

23 20/4960T	14, CUMBERLAND ROAD, CONGLETON, CHESHIRE, CW12 4PH		No Objection
24 * 20/5030C	1, RYEDALE WAY, CONGLETON, CW12 3SX		No Objection
25 * 20/5084C	14, DERWENT DRIVE, CONGLETON, CHESHIRE, CW12 3RN		No Objection
26 * 20/5096C	40, BIRCH ROAD, CONGLETON, CW12 4NR		No Objection
27 * 20/4843C	45, ROOD HILL, CONGLETON, CW12 1NA		REJECT – DUE TO Layout and density Highway and safety issues Vehicular access Overbuilding
28 20/5055C	Land West of Padgbury Lane, Padgbury Lane, Congleton, CW12 4LR		No Objection

8. **PLANNING APPEALS**

None to Report

9. **LICENSING APPLICATIONS**

None to Report

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

The Chief Officer reported that he has not had any formal update on the Astbury Place Bridge from Cheshire East Council. He had been told informally that the issue was still being dealt with by Solicitors.

12. **NEIGHBOURHOOD PLAN**

Andrew Thomson, Planning Consultant gave a verbal update on progress of the neighbourhood plan advising that he was awaiting feedback from CEC on housing policies. Upon receipt the neighbourhood plan should be ready for approval by the steering group and progress through to Regulation 14 Consultation.

Councillor A Martin (Vice Chair)