

## CONGLETON TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 17<sup>th</sup> DECEMBER 2020 – Via Zoom

#### PRESENT

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

Councillor Chadwick – attended – not member of this Committee

Councillors Akers Smith, Brown and Moreton, who are not members of this Committee, attended and did not vote on any items. Councillors Holland and Murphy, ex-officio, attended and did not vote on any items.

Several members of the public also attended the meeting.

#### 1. APOLOGIES

Apologies for absence were submitted from Councillor Rogan.

#### 2. MINUTES

PLN/16/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 19<sup>th</sup> November 2020 be approved and signed by the Chairman as a correct record with the addition of an amendment to note that Councillor Murphy is an ex-officio member of the Committee.

#### 3. DECLARATIONS OF INTEREST

Members were reminded to declare both “non pecuniary” and “pecuniary” interests as early in the meeting as they become known.

Councillor Holland declared a “pecuniary” interest in application 20/3240C as a member of Cheshire East Council and a relative of the applicant.

Councillors Akers Smith, 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**

None to report.

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

None received

6. **URGENT ITEMS**

None received.

7. **PLANNING APPLICATIONS**

PLN/17/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
20/5154C	THE SPINNEY, MIDDLE LANE, CONGLETON, CHESHIRE, CW12 3PU		No Objection
20/4152C	7, SWAN BANK, CONGLETON, CW12 1AN		No Objection
20/5167C	24, BRIDGEWATER CLOSE, CONGLETON, CW12 3T		No Objection
20/5160D	LAND AT FORGE MILL, FORGE LANE, CONGLETON		No Objection
20/5109T	53, BATH VALE, CONGLETON, CW12 2HF		Decision already made by Cheshire East - Request that trees be replaced by 2 beeches
20/5165D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		No Objection
20/4964C	Threeways, PEDLEY LANE, CONGLETON, CW12 3QD		No Objection - subject to a condition that replacement trees are planted
20/5169C	4C, BOOTH STREET, CONGLETON, CW12 4DG		No Objection

20/5336C	7, MOSS ROAD, CONGLETON, CW12 3BN		No Objection
20/5348C	17, Rutland Close, Congleton, CW12 1LT		No Objection
20/5317C	159, ENNERDALE DRIVE, CONGLETON, CW12 4FL		No Objection
20/5304C	12, SWEET BRIAR COURT, ASTBURY, CW12 4GY		No Objection
20/5287T	3, HILLESDEN RISE, CONGLETON, CW12 3DR		<b>REJECT DUE TO –</b> Trees appear to be healthy, pruning would be adequate if required
20/5250C	57, DALE CRESCENT, CONGLETON, CHESHIRE, CW12 3EP		No Objection
20/3240C	HEATHER BANK FARM, CONGLETON EDGE ROAD, CONGLETON, CW12 3NA	Pecuniary – S A Holland	<b>REJECT DUE TO –</b> <ul style="list-style-type: none"> <li>- Highway and safety issues</li> <li>- Traffic generation</li> <li>- Vehicular access</li> <li>- Noise and disturbance from use</li> <li>- Hazardous materials and ground contamination</li> <li>- Access</li> <li>- Unacceptable environmental impact</li> <li>- Unsuitable ground conditions</li> <li>- Surrounded by houses, not suitable location due to 7 day operation</li> </ul> <p>Chief Officer to follow up a query on an existing car park</p>
20/5140C	Land off, Union Street, Congleton, CW12 1JB		No Objection - Subject to adequate bin storage/amenity space NOTE – Concerns regarding Cladding complies with fire regulations
20/5407C	16, JOHNSON CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 3TQ		No Objection
20/5350T	25, ISIS CLOSE, CONGLETON, CHESHIRE, CW12 3RT		No Objection
20/5449C	2, DAVEN ROAD, CONGLETON, CW12 3RA		No Objection

20/5557C	DINGLENOOK, PEOVER LANE, CONGLETON, CW12 3QH		No Objection
20/5467C	23, Cross Lane, Congleton, CW12 3JU		No Objection
20/5026C	26, HIGH STREET, CONGLETON, CW12 1BD		No Objection – subject to adhering to HMO guidelines C3/C4
20/5027C	26, HIGH STREET, CONGLETON, CW12 1BD		No Objection – subject to adhering to HMO guidelines C3/C4
20/5254C	112, BROADHURST LANE, CONGLETON, CHESHIRE, CW12 1LA		No Objection – subject to the previous conditions relating to application 17/5885C apply
20/5636T	14 Fenton Close, Congleton, CW12 3TH		<b>REJECT DUE TO</b> – felling of trees not required due to trees being healthy
20/5307C	Weathercock Lane Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PS		No Objection – subject to heritage is considered and existing materials are used where possible

8. **PLANNING APPEALS**

None to Report

9. **LICENSING APPLICATIONS**

Barleyhops, 29 High Street, Congleton, CW12 1BG – Application noted

10. **SECTION 106 UPDATES**

None to Report

11. **PLANNING ENFORCEMENT ISSUES**

It was reported that there had been a meeting with David Malcolm, Head of Planning at Cheshire East to discuss the Astbury Place Bridge. The meeting was attended by Cheshire East Councillors Akers Smith, Brown, Holland and Murphy. It was proposed and agreed that a letter could be sent to Morris Homes from the Cheshire East Councillors to support the work being done by Cheshire East Officers to ensure that the bridge is delivered.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer gave a verbal update on the progress of the Neighbourhood Plan advising that it was intended to format the plan for Regulation 14 consultation and approval for the Neighbourhood Plan Steering Group.

Councillor P Duffy (Chair)