

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 14th JANUARY 2021 – Via Zoom

PRESENT

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

Councillor Chadwick – attended – not member of this Committee

Councillors Brown and Moreton, who are not members of this Committee, attended and did not vote on any items. Councillor 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 Councillors Hemsley and Rogan.

2. **MINUTES**

PLN/18/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 17th December 2020 be approved and signed by the Chairman as a correct record with the addition of an action for the Chief Officer to follow up a query on an existing car park at Heather Bank Farm, Congleton Edge Road, Congleton in relation to application 20/3240C.

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**

None to report.

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

None received

6. **URGENT ITEMS**

None received.

7. **PLANNING APPLICATIONS**

PLN/19/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
20/5590D	Land To The East Of Black Firs Lane And To The South Of, BACK LANE, SOMERFORD		No Objection
20/5526C	Daven Primary School, NEW STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 3AH		No Objection
20/5658C	Household Waste Recycle Centre, BARN ROAD, CONGLETON, CW12 1LJ	NP - All Councillors due to previous discussions	REJECT DUE TO – <ul style="list-style-type: none"> - Contrary to Planning Policy - Insufficient information on the new recycling site - Until such time there is a firm commitment from Cheshire East to provide an alternative site as approved and budgeted for by the full Cheshire East Council on 20th February 2021. - Replacement trees provided for any loss of trees - Nature conservation. This site is adjacent to Warburtons Wood and contains a strip of woodland that appears on the national inventory of priority

			woodland habitats as per Conservation Officers Report - Ground contamination from the existing recycling centre
20/5483T	45, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
20/5712D	VALE MILL, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD		No Objection – Commend the Travel Plan but would suggest the survey include visitors and work with the bus companies
20/5636T	14, FENTON CLOSE, CONGLETON, CW12 3TH		REJECT DUE TO – felling of trees not required due to trees being healthy
20/5665C	The Coach and Horses, Under Rainow Road, Congleton, CW12 3PL		REJECT DUE TO – - Existing facility should be preserved and would support the community in making a Community Asset claim - Failed to provide a Heritage Statement and detailed Heritage Impact Assessment prepared by a suitably qualified independent heritage consultant. Furthermore, we agree with Cheshire East Conservation and Design Team's comments that this application should be refused for reasons which include some of the proposed internal alterations were unacceptable, proposed rear two-storey extension is overwhelming and dominates the rear elevation so that it is harmful to the surviving Georgian character reinstate a traditional pitched roof to the stone outbuilding being used to create a double garage.
20/5755C	83, FERN CRESCENT, CONGLETON, CW12 3HQ	NP – D Murphy	No Objection
20/5751D	Davenshaw Mill, BUXTON ROAD, CONGLETON, CW12 2DN		No Objection

20/5752D	The Lion & Swan, Swan Bank, Congleton CW12 1AH		No Objection
20/5829C	Fern Cottage, 6 Congleton Edge Road, Congleton, CW12 3JJ		No Objection – Subject to a condition ensuring the ancillary annexe cannot be sold separately to the main building
20/5846C	29 Giantswood Lane, Congleton, CW12 2HG		No Objection
20/5857D	Lion And Swan Hotel, WEST STREET, CONGLETON, CW12 1JR		REJECT DUE TO – Attempting to clear conditions prematurely
20/5858D	Lion And Swan Hotel, WEST STREET, CONGLETON, CW12 1JR		REJECT DUE TO – Attempting to clear conditions prematurely
20/5860D	Lion And Swan Hotel, WEST STREET, CONGLETON, CW12 1JR		REJECT DUE TO – Attempting to clear conditions prematurely
20/5865C	Overedge, BROOKHOUSE LANE, CONGLETON, CW12 3QP	NP – R Moreton	A member of the public spoke in objection to this application REJECT DUE TO – <ul style="list-style-type: none"> - Overbearing, overlooking and loss of privacy - Intrusion into the green belt, harmful to the openness of the greenbelt - Inadequate drainage, hazardous materials and ground contamination - Noise and disturbance from use - Vehicular access, access to site very narrow - Environmental and health grounds in respect of manure storage - Intrusion into privacy of neighbours, no screening
20/5863C	13, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
21/0026C	27, THISTLE WAY, CONGLETON CW12		No Objection

20/5819C	Land Off, Barn Road, Congleton		REJECT DUE TO – Clutterage of signage and the illuminated sign of 32.8 ft being too high
20/5799C	Former Site of Vale Mill, Priestly Fields, Congleton , CW12 4AQ		Wholehearted support to the additional facilities being provided
21/0104T	10 Randles View, Congleton, Cheshire, CW12 3JN		No Objection
21/0117T	1, BRADBURY GARDENS, CONGLETON, CW12 3SR		No Objection

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**

Councillor Martin raised an issue with the street lights by the Tall Ash Site. Councillor Moreton stated that he has raised this with Cheshire East and is awaiting a response. Councillors Brown and Murphy asked to be updated and offered Councillor Moreton any help if required.

12. **NEIGHBOURHOOD PLAN**

No update since the last meeting.

Councillor P Duffy (Chair)