

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 18th MARCH 2021 – Via Zoom

PRESENT

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

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.

Andrew Thompson and several members of the public also attended the meeting.

1. APOLOGIES

No Apologies submitted.

2. MINUTES

PLN/22/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 18th February 2021 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 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**

| Date | Planning Application | Action | Progress |
|---------|----------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.1.21 | x | Ward Councillors to write to Morris Homes re bridge to the park – Cllr SAS | Two responses to our request for information from Cheshire East Council which are as follows which have been forwarded by CEC ward member Cllr S Akers Smith 11.3.2021 from the CEC section 106 officer Following the recent meeting with Morris Homes and its Legal Representative, I've discussed the matter with our Legal and Property Teams and understand that the relevant Licences and Agreement for Lease are currently being drawn up between the Parties so that the Site Investigations can take place on site. Morris Homes have been asked to agree to a date for the Site Investigations to commence. Response to a follow up e-mail sent on the 18.3.21 This is with my colleagues in Legal and Property to deal with the agreement and licencing documents etc – I know they are busy agreeing details with Morris' Legal representative. I have forwarded your request for an update just now. |
| 14.1.21 | 20/3240C | Chief Officer to send letter to Planning Enforcement re car parking provision on site | Letter sent 8.2.21 No update received Chief Officer will follow up |
| 18.2.21 | | The Chief Office and Chair to discuss the monitoring of Tree Protection Orders. | Discussions ongoing and to include other planning procedures |

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

None received

6. **URGENT ITEMS**

None received.

7. **PLANNING APPLICATIONS – Section 1**

For members of the public who are wishing to comment about specific applications.

None received for section 1.

8. **PLANNING APPEALS**

None received.

9. **LICENSING APPLICATIONS**

Lion & Swan, West Street, Congleton - No Objection

10. **SECTION 106 UPDATES**

The Chief Officer reported that he had contacted Cheshire East for a list of 106 agreements. A reply had not been received. When he had a response from Cheshire East it would be forwarded to Councillors. Councillor Brown agreed to follow up with Cheshire East, the request to include the names of Councillors Moreton and Murphy.

11. **PLANNING ENFORCEMENT**

None to report.

12. **NEIGHBOURHOOD PLAN**

Andrew Thompson updated on a revised timeline. Councillors thanked him for his work.

13. **PROPOSED CHANGES TO THE NPPF – FEBRUARY 2021**

A discussion took place with Andrew Thompson on the report and a response to the consultation questions was produced.

PLN/23/2021 RESOLVED: To accept the report with the response to the consultation. It was agreed to forward the response to all Councillors.

14. **PLANNING APPLICATIONS - SECTION 2**

PLN/24/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

| Application Number | Location | Declaration of Interest | Comments |
|--------------------|----------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| 21/0803T | Vale Allotments site, off VALE WALK, CONGLETON, CW12 4AG | | Delegate to Tree Officer to inspect the Yew Tree to check whether it should be felled |
| 21/0572C | Rear Garden of 12 BOOTH STREET, CONGLETON, CW12 4DG | | No Objection Subject to a revised scheme to ensure improved parking provision |
| 21/0741C | 6 , Higginson Close, Congleton, CW12 3SU | NP – K Wesley | No Objection |
| 21/0687D | Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH | | No Objection |
| 21/0690D | Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH | | No Objection |
| 21/0938D | Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR | | No Objection |
| 21/0944D | Lion And Swan Hotel, WEST STREET, | | No Objection |

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| | CONGLETON, CONGLETON, CHESHIRE, CW12 1JR | | |
| 21/0950D | Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR | | No Objection |
| 21/0956C | 52, LEEK ROAD, CONGLETON, CW12 3HU | | No Objection |
| 21/0964C | Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON | | No Objection |
| 21/0923C | Tall Ash Farm, 112, BUXTON ROAD, CONGLETON, CHESHIRE, CW12 2DY | | No Objection |
| 21/0980T | 12, BARNETT GROVE, CONGLETON, CW12 4WF | | No Objection |
| 21/0790C | CONGLETON GOLF CLUB, BIDDULPH ROAD, CONGLETON, CW12 3LZ | | No Objection |
| 21/1096C | 11, CUMBERLAND ROAD, CONGLETON, CW12 4PH | | No Objection |
| 21/1093C | 7, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB | | No Objection |
| 21/1111C | 37, TRINITY PLACE, CONGLETON, CW12 3JB | Pec Int – A Martin – Left the meeting and did not vote | No Objection |
| 21/1139C | Bradshaw Cottage, COLEHILL BANK, CONGLETON, CW12 3AD | | No Objection subject to either siting the extension to ensure the tree is preserved, or replaced by a substantial native tree |
| 21/0935C | 4, LOCKE RISE, CONGLETON, CW12 3SN | | No Objection |
| 21/1064C | 23, Cross Lane, CONGLETON, Congleton, CW12 3JU | | No Objection |
| 21/1207C | 27 Southlands Road, Congleton, CW12 3JY | | No Objection |
| 21/0870C | 7, BIRCH ROAD, CONGLETON, CW12 4NJ | | No Objection |
| 21/1257C | 23, CHAFFINCH CLOSE, CONGLETON, CHESHIRE, CW12 3FE | | No Objection |
| 21/1156C | Craig Cottage, Reades Lane, Congleton, CW12 3LL | | REFUSE – DUE TO Over development of the site and would suggest 2 dwellings would be more appropriate than 3 due to the amount of trees on the site |
| 21/1137C | 2, HANCOCK ROAD, CONGLETON, CW12 2AN | | No Objection |
| 21/1388C | 37, BOUNDARY LANE, CONGLETON, CW12 3JA | | No Objection |

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|----------|--------------------------------------------------------|-----------------------------|--------------|
| 21/1167C | THROSTLES NEST HOUSE, BUXTON ROAD, CONGLETON, CW12 2DT | NP – A Martin J Parry | No Objection |
| 21/1168C | THROSTLES NEST HOUSE, BUXTON ROAD, CONGLETON, CW12 2DT | NP – A Martin J Parry | No Objection |

Councillor P Duffy (Chair)