

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 15<sup>th</sup> APRIL 2021 – Via Zoom**

Prior to the commencement of the meeting there was a two minute silence in memory of HRH Prince Philip, Duke of Edinburgh – this was attended by the Town Mayor

**PRESENT**

Councillor A Martin – Vice Chair In the Chair

D Amies  
R Douglas  
S Firkin  
J Smith  
K Wesley

Councillor Moreton, who is not a member of this Committee, attended and did not vote on any items.

Councillor Murphy, ex-officio, attended and did not vote on any items.

1. **APOLOGIES**

Apologies for absence were submitted from Councillor Duffy and also Councillor Parry who had technical connection issues.

2. **MINUTES**

PLN/25/2021 RESOLVED: That the Minutes of the Meeting of the Committee held on 18<sup>th</sup> 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.

Councillor Moreton declared a “non pecuniary” interest as he is a member of Cheshire East Council but not a member of this Committee.

Councillor Murphy declared a “non pecuniary” interest as he is a member of the Southern Planning Committee of Cheshire East Council and an ex-officio member of this Committee.

#### 4. **OUTSTANDING ITEMS**

Date	Planning Application	Action	Progress
14.1.21		Ward Councillors to write to Morris Homes re bridge to the park – Cllr SAS	No progress beyond discussions taking place between CEC Legal team and Morris Homes Legal team
14.1.21	20/3240C	Chief Officer to send letter to Planning Enforcement re car parking provision on site	Letter sent 8.2.21 Planning Enforcement reference FS305766401
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	No progress to report
15.4.2021		The Chief Officer reported that discussions regarding the awareness and enforcement of TPO's would be discussed at the Green Group	

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

##### Question from Mrs. V Scaresbrook

Will Congleton Town Council recommend to CE that should any other Morris Homes' planning applications come forward, that any final planning decisions should be delayed until this bridge is built?

The Chief Officer reported that he would check the legal position and report back to the resident.

#### 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**

None to report.

10. **SECTION 106 UPDATES**

The Chief Officer reported that he had received a comprehensive list from Cheshire East Council and he will forward information to Councillors.

11. **PLANNING ENFORCEMENT**

Nothing to add – covered in outstanding actions.

12. **NEIGHBOURHOOD PLAN**

The Chief Officer reported he had received some information from Andrew Thompson which he would forward to Councillors.

13. **NEW PERMITTED DEVELOPMENT RIGHTS**

The Chief Officer reported that he had forwarded information to Councillors which was just to give them an awareness of the new situation.

14. **PLANNING APPLICATIONS - SECTION 2**

PLN/26/2021 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/1422C	PEDLEY HOUSE FARM, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3QD		No Objection
21/1396T	Land Opposite Bath Vale Works, BATH VALE, CONGLETON		No Objection
21/1666T	18, BARNETT GROVE, CONGLETON, CW12 4WF		No Objection
21/0951C	4, HILLESDEN RISE, CONGLETON, CW12 3DR		No Objection
21/1512D	13, BURSLAM STREET, CONGLETON, CW12 3AF		No Objection
21/1459T	196, BIDDULPH ROAD, CONGLETON, CW12 3LS		No Objection – would request a replacement native species tree
21/1491C	The Limes, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection
21/1492C	The Quinta Primary School,		<b>No Objection subject to the following</b>

	ULLSWATER ROAD, CONGLETON, CHESHIRE, CW12 4LX		<ul style="list-style-type: none"> <li>- Car parking arrangements during the evening to be off-road would suggest West Heath Shopping Centre</li> <li>- Noise and visual mitigation to shield neighbours</li> <li>- Suitable drainage to protect neighbours from water run off</li> <li>- Retention of some grass land</li> <li>- Wildlife protection</li> </ul>
21/1359C	28, BOROUGH ROAD, CONGLETON, CHESHIRE, CW12 3HN		<b>No Objection subject to the following</b> Would encourage applicants to consider some acoustic protection for neighbours
21/1596C	Weathercock Lane Farm, WEATHERCOCK LANE, CONGLETON, CW12 3PS		No Objection
21/1719D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/1722C	71, PARK LANE, CONGLETON, CW12 3DD		<b>No Objection – subject to</b> Replacement native tree
21/1723C	1, ULLSWATER ROAD, CONGLETON, CW12 4LX		No Objection
21/1748T	2, HILLESDEN RISE, CONGLETON, CW12 3DR		No Objection to T1, T3, T4 and T5 Concerns regarding T2 – Yew Tree – defer to the Cheshire East Tree Preservation Officer
21/1636C	18, NEWBY COURT, CONGLETON, CW12 4JS		No Objection
21/1788C	1, LENTHALL AVENUE, CONGLETON, CW12 3BE		No Objection
21/1798C	72 BOUNDARY LANE, CONGLETON, CW12 3JA	NP – J Smith – did not vote	No Objection
21/1940C	5, MALVERN CLOSE, CONGLETON, CW12 4PD		No Objection
21/1881C	85, Edinburgh Road, Congleton, CW12 3EN		No Objection
21/1960D	Crossley Hall Farm, PEOVER LANE, CONGLETON, CW12 3QH		No Objection
21/1903C	7, MOSS ROAD, CONGLETON, CW12 3BN		No Objection

Councillor A Martin – Vice Chair