

**CONGLETON TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 17<sup>th</sup> JUNE 2021 in the Town Hall**

**PRESENT**

Councillor A Martin – Vice Chair - In the Chair

R Hemsley

J Parry

M Rogan

J Smith

K Wesley

Councillor D Murphy, ex-officio, attended the meeting until 7.25 p.m. when he left the meeting to attend a Civic engagement

Councillor DT Brown attended the meeting at 7.15 p.m. – he is not a member of the Committee

**1. APOLOGIES**

Apologies for absence were submitted from Councillors R Douglas, P Duffy, S Firkin and S Akers Smith (not a member of the Committee).

**2. MINUTES**

PLN/3/2122 RESOLVED: That the Minutes of the Meeting of the Committee held on 20<sup>th</sup> May 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 Brown declared a “non pecuniary” interest as he is a member of Cheshire East Council

Councillor Murphy declared a “non pecuniary” interest as he is a member of Cheshire East Council and an ex-officio member of this Committee. He did not vote on any items.

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

Date	Planning Application	Action	Progress
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 Follow up requested from Cheshire East on 20.5.2021
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	No progress to report
27.4.2021		Update provided from Cheshire East to Councillor S Akers Smith	The Council has now received Morris Homes' undertaking to cover its Legal and Surveyor's fees upon exchange of the Agreement for licence for investigations, licence for works and lease. We have been asked to issue the draft licence for investigations as a priority and which are already being prepared. I understand that the site investigations are provisionally booked for 24.5.21 which will tell us all much more once the findings are presented. The Chief Officer reported that this is some progression. 17.6.2021 – Chief Officer reported that there had been no further update.

#### 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**

None to report.

10. **SECTION 106 UPDATES**

No further updates.

11. **PLANNING ENFORCEMENT**

None

12. **NEIGHBOURHOOD PLAN**

The Chief Officer reported that the steering group met two weeks ago and agreed updates. Andrew Thomson has made amendments and re-circulated. It should be available for a Planning Strategy Group meeting within two or three weeks.

13. **PLANNING APPLICATIONS - SECTION 2**

PLN/4/2122 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/2280C	Land To The East Of, Viking Way, Congleton		No objection subject to – support given to the comments of the Parish Council
21/2240C	Land Between Manchester Road And, Giantswood Lane, Hulme Walfield		<b>REFUSE – due to the following –</b> <ul style="list-style-type: none"> <li>- Insufficient affordable housing</li> <li>- No reference to vehicle charging points</li> <li>- Inadequate travel plan. Plan states public transport accessible. It is not.</li> <li>- Footpath and cycleways not linked to a cycleway on main road (needs funding)</li> <li>- There should be funding to support a circular bus route to town and in peak times to the station. This should be a consistent approach to all developments in the area (seed funding)</li> <li>- To maintain school provision the primary school should be completed by the time the development is 50% occupied</li> </ul>
21/2576C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
	Lion And Swan Hotel, WEST STREET,		No Objection

21/2577D	CONGLETON, CHESHIRE, CW12 1JR		
21/2578D	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2579D	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2557C	56, HIGH STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1BB		No Objection
21/2689C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2700C	34, BIRCH ROAD, CONGLETON, CW12 4NR		No Objection
21/2858C	22, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
21/2829C	78, Holmes Chapel Road, CONGLETON, Cheshire, CW12 4NG		No Objection
21/2417C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2707C	Rainow Farm, UNDER RAINOW ROAD, CONGLETON, CW12 3PL		No Objection
21/2795C	11, SUSSEX PLACE, CONGLETON, CW12 1PD		No Objection
21/2811D	Lion And Swan Hotel, WEST STREET, CONGLETON, CONGLETON		No Objection
21/2824C	Black Firs Primary School, LONGDOWN ROAD, CONGLETON, CHESHIRE, CW12 4QJ		<b>No Objection subject to –</b> <ul style="list-style-type: none"> <li>- Ensuring that building waste is correctly removed (not dumped on the local green space)</li> <li>- Encourage the school to develop walking to school schemes to reduce parking problems</li> </ul>
21/2814C	30, BIDDULPH ROAD, CONGLETON, CW12 3LG		No Objection
T21/1863C	cloud view stables, NATHANS MEADOW, CONGLETON		<b>REFUSE – due to the following –</b> <ul style="list-style-type: none"> <li>- Intrusion into the green belt</li> <li>- Access not suitable for a large amount of cars</li> </ul>
21/2609C	7, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AB		No Objection
21/2743T	34, Dorchester House PARK LANE, CONGLETON, CW12 3DG		<b>No Objection subject to –</b> Replacing with young similar trees on their land
21/2958M	BIRCH TREES, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2HH		No Objection
21/2939C	8, NEWCASTLE ROAD, CONGLETON, CW12 4HJ		No Objection
21/2555C	25 WEST STREET, CONGLETON, CW12 1JN		No Objection

21/2943C	6, CLOUD VIEW, CONGLETON, CW12 3TP		No Objection
21/2879C	14, BOUNDARY LANE, CONGLETON, CW12 3HZ		No Objection
21/2197D	14 -16 LOWER HEATH, CONGLETON, CHESHIRE, CW12 1NJ		No Objection
21/2858C	22, PADGBURY LANE, CONGLETON, CW12 4LP		No Objection
21/2883D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		No Objection
21/2851C	Lion And Swan Hotel, WEST STREET, CONGLETON, CHESHIRE, CW12 1JR		No Objection
21/2863D	LAND WEST OF, PADGBURY LANE, CONGLETON		<b>REFUSE – due to the following –</b> <ul style="list-style-type: none"> <li>- Travel Plan inadequate, not ambitious enough and targets too low</li> <li>- Work with Cheshire East and the bus companies and request funding for bus routes for a regular service to town and the station</li> </ul>
21/2803D	Lower Moss Farm, PRIORY CLOSE, CONGLETON, CW12 3JL		No Objection
21/2924C	42, JOHNSON CLOSE, CONGLETON, CONGLETON, CHESHIRE, CW12 3TQ		No Objection
21/2928C	32, TRURO CLOSE, CONGLETON, CW12 3BD		No Objection
21/2666C	Canalside Farm, HARVEY ROAD, CONGLETON, CW12 2PS		<b>REFUSE – due to the following –</b> <ul style="list-style-type: none"> <li>- Intrusion into the green belt</li> <li>- Vehicle access poor</li> <li>- Buildings not structurally sound</li> </ul>
21/3018C	14, DELAMERE ROAD, CONGLETON, CW12 4PA		No Objection
21/3137C	Hineswood Farm, Reades Lane, CONGLETON, CONGLETON, CW12 3PJ		No Objection
21/1972C	The Spinney, Middle Lane, Congleton, CW12 3PU		No Objection
21/2183C	3 Newcastle Road, Congleton, CW12 3PU	NP – R Hemsley	No Objection
21/2716D	Tall Ash Farm, 12 Buxton Road, Congleton, CW12 2DY		No Objection

Councillor A Martin – Vice Chair

