

CONGLETON TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 22nd JULY 2021 in the Town Hall**

PRESENT

Councillor A Martin – Vice Chair - In the Chair
S Firkin
J Parry
K Wesley
Andrew Thompson – Planning Consultant

1. APOLOGIES

Apologies for absence were submitted from Councillors R Douglas, P Duffy, R. Hemsley, D Murphy, M Rogan and J Smith.
S Akers Smith and R Moreton (not members of the Committee).

2. MINUTES

PLN/5/2122 RESOLVED: That the Minutes of the Meeting of the Committee held on 17th June 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.

There were no declarations of interest.

4. OUTSTANDING ITEMS

Date	Planning Application	Action	Progress
18.2.21		The Chief Office and Chair to discuss the monitoring of Tree Protection Orders.	22.7.2021 – The Chief Officer reported that he had not yet met with the Chairman. It was suggested that the Chief Officer meet with Councillors Douglas and Martin to progress this item.
27.4.2021		Awaiting update from Cllr S Akers Smith	22.7.2021 – The Chief Officer reported that there had been some investigatory work done on the park side of the proposed bridge

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**

9.1	22 Ivy Gardens, Congleton, CW12 4GA - The Sale by Retail of Alcohol for consumption off the premises by delivery only Monday to Sunday 11:00 to 23:00 Each Day	Refer to Cheshire East – concerned about late night traffic and impact of noise on neighbours
9.2	30 Atelier, 11 High Street, Congleton, CW12 1BN Supply of Alcohol Monday to Saturday 10:00 – 18:00, Sunday 10:00 – 16:00.	No Comment
9.3	Office 16/17 First Floor, Riverside Mill, Mountbatten Way, Congleton, CW12 1DY Sale and Supply of Alcohol Monday to Sunday 08:00 – 20:00 for Online Sales for Consumption off the premises	No Comment

10. **SECTION 106 UPDATES**

The Chief Officer reported that Councillor Martin will be working with him to analyse the Cheshire East 106 information and he will report back to the next meeting.

11. **PLANNING ENFORCEMENT**

None

12. **NEIGHBOURHOOD PLAN**

Andrew Thompson, Planning Consultant, provided an update on the new plan. He reported that we had taken the following into account in this revised draft; The National Planning Policy Framework 2019(NPPF) Revisions to the Use Classes Order Revisions to Permitted Development Rights, the Landscape Character Assessment Reports we had commissioned from a local Landscape Architect, the Sites Allocation Development Policy Document (SADPD) published by Cheshire East, the Supplementary Planning Documents on Housing and Biodiversity published by Cheshire East, the Environmental Strategy published by Cheshire East and The Town Council Business Plan.

We went on to talk briefly about the input from the Steering Group, who is on that group and the process going forward which is a 6 week consultation by us, responding to comments received by amending/revising the plan. Putting the final plan together with photos, plans etc and, together with a Statement of Consultation and statement of Basic Conditions submitting these to CE for a further 6 week consultation by them before that plan is put forward for Examination and then finally a Referendum.

The Councillors would like to see plans included illustrating the green spaces and, during the consultation process a powerpoint presentation that is video and available on line for comments and also a public meeting in the Town Hall, if possible.

13. PLANNING APPLICATIONS - SECTION 2

PLN/6/2122 RESOLVED: That the following comments be made to Cheshire East Borough Council:

Application Number	Location	Declaration of Interest	Comments
21/3179T	Greengables, 54, SANDBACH ROAD, CONGLETON, CW12 4LW		No Objection subject to replacement tree of a similar type
21/3124C	3, SWAN BANK, CONGLETON, CONGLETON, CW12 1RY		No Objection
21/3300C	19, QUAYSIDE, CONGLETON, CW12 3AS		No Objection
21/3243C	95, BELGRAVE AVENUE, CONGLETON, CHESHIRE, CW12 1HT		No Objection
21/3326C	53, TIDNOCK AVENUE, CONGLETON, CW12 2HN		No Objection
21/3478T	The Jesus Christ Church Of Latter Day Saints, NEWCASTLE ROAD, ASTBURY, CONGLETON		No Objection assuming that it is only the dead sycamore tree
21/3477C	25, LINKSWAY, CONGLETON, CW12 3BS		No Objection
21/3578C	Land West Of, PADGBURY LANE, CONGLETON		No Objection
21/3453C	Farm House Turnstone Grange, Land North of Back Lane, Somerford, Congleton		No Objection
21/3447D	Meadow Brook Barn, BROOKHOUSE LANE, CONGLETON, CW12 3QP		No Objection
21/3473C	Aldi Foodstore Limited, MOUNTBATTEN WAY, CONGLETON, CHESHIRE, CW12 1DL		No Objection
21/3466C	18, NORFOLK ROAD, CONGLETON, CHESHIRE, CW12 1PA		No Objection
21/3467C	3, GROSVENOR ROAD, CONGLETON, CW12 4PG		No Objection
21/3463D	Land At, BACK LANE, CONGLETON		No Objection
21/3458C	5, Davidson Avenue, Congleton, CW12 2EQ		No Objection

21/3462C	21, Woburn Drive, Congleton, CW12 3SS		No Objection
21/3481C	12, MINTON CLOSE, CONGLETON, CHESHIRE, CW12 3TD		No Objection
21/3424C	LAND OFF, CHAFFINCH CLOSE, CONGLETON, CHESHIRE		REFUSE – due to - Noise and disturbance - Highway and safety issues in what is currently a cul-de-sac
21/3396C	Little Lowe Farm, 82, BUXTON ROAD, CONGLETON, CW12 2DY		No Objection
21/3404C	144 , St Johns Road, Congleton, CW12 2EH		No Objection
21/3485C	KEY GREEN COTTAGE, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3PY		No Objection
21/3496C	12, DALE CRESCENT, CONGLETON, CHESHIRE, CW12 3ER		No Objection
21/3506D	Wood Farm, WOOD LANE, CONGLETON, CW12 3PX		No Objection
21/3309C	66A, ROOD HILL, CONGLETON, CW12 1LQ		No Objection
21/3709T	Trees are located at various points at Astbury Mere Country Park, Astbury Mere Country Park, Sandy Lane, Congleton, CW12 4FR		No Objection
21/3692C	60, BROMLEY ROAD, CONGLETON, CHESHIRE, CW12 1PY		No Objection
21/3512C	Cenotaph/War Memorial, LAWTON STREET, CONGLETON		No Comment
21/3670C	32, FALMOUTH ROAD, CONGLETON, CW12 3BH		No Objection
21/3723C	KEY GREEN COTTAGE, PEDLEY LANE, CONGLETON, CHESHIRE, CW12 3PY		REFUSE – due to - Site being in the Greenbelt and uncertain that it is being used as a garden
21/3843C	42, HOWEY HILL, CONGLETON, CW12 4AF		No Objection
21/3648D	55, WEST STREET, CONGLETON		No Objection
21/3757C	33, WEST ROAD, CONGLETON, CW12 4HH		No Objection
21/2728C	6, BRADBURY GARDENS, CONGLETON, CHESHIRE, CW12 3SR		No Objection
21/3782C	21, MINTON CLOSE, CONGLETON, CW12 3TD		No Objection
21/3795C	17, SWEET BRIAR COURT, ASTBURY, CW12 4GY		No Objection

21/3770C	33, SOUTHLANDS ROAD, CONGLETON, CW12 3JY		No Objection
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Councillor A Martin – Vice Chair