



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

4th August 2021

Dear Councillor

Planning Committee Meeting – Thursday 12th August 2021

You are summoned to attend a meeting of the Planning Committee on **Thursday 12th August 2021** commencing at **7.00 pm**.

The meeting will be held in the Town Hall, High Street, Congleton, Cheshire, CW12 1BN

- **The Public and Press are welcome to attend the meeting, please note** - There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally or at the meeting, including those which have been received in writing 7 days prior to the meeting.
- There may be confidential items towards the end of the meeting which the law requires the Council to make a resolution to exclude the public and press in accordance with Section 100 (B) (2) of the Local Government Act 1972.

Yours sincerely

Linda Minshull
Civic Administration Officer



Congleton
beartown
where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

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AGENDA

1. Apologies for absence

Members are reminded of the necessity to give apologies in advance of the meeting and to give reasons for absence.

2. Minutes of Last Meeting

To confirm the [minutes of the Meeting of the Committee held on 22nd July 2021](#) (copy enclosed).

3. Declarations of Disclosable Pecuniary Interest

Members are requested to declare both “non-pecuniary” and “pecuniary” interests as early in the meeting as they become aware of it.

4. Outstanding Actions

To review any outstanding actions from previous meetings

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 4.8.2021 – No further updates

5. Questions from Members of the Public

None received.

6. Urgent Items

Members may raise urgent items related to this committee, but no discussion or decisions may be taken at the meeting.

7. Planning Applications Section 1

To note or comment as appropriate on planning applications lodged with Cheshire East Borough Council

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

Planning Application Number	Details
	None received for section 1

8. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council.

9. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

9.1	Bulls Head, 4 Mill Street, Congleton – Allow for the exhibition of films indoor Sundays to Thursdays 09:00 until 01:00 and Fridays and Saturdays 09:00 until 02:00; outdoors Sunday to Thursdays 09:00 until 23:00 and Fridays and Saturdays 09:00 until 23:00 – For information only – comments date is 9 th August 2021	
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10. [Section 106 Updates](#)

To receive an initial review of Section 106 agreements - report enclosed.

11. Planning Enforcement

To receive any updates on Planning Enforcement and agree any actions.

12. Neighbourhood Plan

To receive updates for the progress for the Neighbourhood Plan.

13. Planning Applications Section 2

To note or comment as appropriate on planning applications lodged with Cheshire East Borough Council

List weeks commencing: 19 th and 26 th July 2021	
Planning Application Number	Details
1. 21/3703C	BILL AND BEN SKIP HIRE FORMER COAL YARD, Brunswick Wharf, BROOK STREET, CONGLETON Application for the retrospective installation of Brick Walls ranging from 1.4m to 2.3m in height, Heavy Close Board Wooden Fencing ranging from 2.3m to 3m in height and the extension of the planning boundary to the lower yard
2. * 21/3902C	3, WALGRAVE CLOSE, CONGLETON, CW12 4TS Single storey attached garage to replace existing garage
3. 21/3928T	Ash Tree Dane Side Footpath, Off Rope Walk, Congleton CW12 1HN ASH TAG 0551 - Pollard to 11m above ground level, due to moderate risk of branches falling onto adjacent high foot-fall footpath
4. * 21/3845D	23, Cross Lane, CONGLETON, Congleton, CW12 3JU Discharge of conditions 3 and 4 for approved app 21/2370C- Proposed detached dwelling
5. * 21/3872C	11, GIANTSWOOD LANE, CONGLETON, CW12 2HG First floor rear extension
6. 21/3913C	47 OBELISK WAY, CONGLETON, CW12 4FY Certificate of lawful existing use of domestic childminding business being run from home address
7. * 21/4092C	4, JOHNSON CLOSE, CONGLETON, CW12 3TQ Proposed first floor extension over existing garage.
8. * 21/4070C	19, BOUNDARY LANE, CONGLETON, CW12 3JA Certificate of lawful proposed development for a single storey rear extension and proposed alterations to existing roof to provide dormer
9. * 21/4101C	13 , Ryedale Way, Congleton, CW12 3SX Proposed single storey rear extension

To: Planning Committee Members

Clirs: Paul Duffy (Chair), Amanda Martin (Vice Chair)

Duncan Amies, Robert Douglas, Suzy Firkin, Robert Hemsley, Jean Parry, Mark Rogan, James Smith & Kay Wesley

Ex Officio: Cllr Denis Murphy (Town Mayor), Cllr Margaret Gartside (Deputy Mayor)

Ccs: Other members of the Council for Information, Police, Honorary Burgess (3), Press (3) Congleton Library, Congleton Information Centre

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee																						
MEETING DATE AND TIME	Thursday 8 th August 2021	LOCATION Town Hall	7.00 pm																				
REPORT FROM	Chief Officer																						
Agenda item	10. Initial Report on Section 106 Agreements																						
Background	<p>Section 106 agreements are legal agreements between developers and the local authority, ie Cheshire East Council. The basic principle is that developers who present a planning proposal to Cheshire East Council may propose or be requested to allocate funding contributions for improvements to amenities such as highways, transport, streets and open spaces, health education and the environment.</p> <p>Section 106 agreements and associated funding generally have to be spent with a given period or theoretically returned to the developer. Historically Congleton Partnership have targeted Section 106 agreement to help deliver improvements to open spaces, play areas and footpaths. These funds were often used to match fund external grants thus enhancing the projects and maximising the value of the agreements.</p> <p>A review has been undertaken of all the current Section 106 agreements as provided by Cheshire East Council and is summarised as follows.</p> <table border="1"><thead><tr><th></th><th>Category</th><th>Period</th><th>£</th></tr></thead><tbody><tr><td>1</td><td>Unspent monies paid to Congleton Borough Council (transferred to CEC) 8 agreements</td><td>Up to 2009</td><td>25,481.37</td></tr><tr><td>2</td><td>Unspent Money Paid to CEC by developers 40 agreements</td><td>2012- 2019</td><td>2,503,147.74</td></tr><tr><td>3</td><td>Money pending 45 agreements</td><td>2021-</td><td>2,988,917.62</td></tr><tr><td></td><td></td><td></td><td>5,517,546.73</td></tr></tbody></table>				Category	Period	£	1	Unspent monies paid to Congleton Borough Council (transferred to CEC) 8 agreements	Up to 2009	25,481.37	2	Unspent Money Paid to CEC by developers 40 agreements	2012- 2019	2,503,147.74	3	Money pending 45 agreements	2021-	2,988,917.62				5,517,546.73
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Proposed Next steps	<ol style="list-style-type: none">1. Initially to review the areas of unspent Section 106 funding with the relevant officers at Cheshire East Council to establish and understand the planned use of funds2. Gain a more detailed understanding of the potential input CTC could have in areas 2 and 3 whilst understanding the constraints of the individual Section 106 agreements																						