

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 19th May 2022

Please Note – These are draft minutes and will not be ratified until the next meeting of this Committee

For the papers discussed at the meeting, please see the Meeting Agenda of the Planning Committee of 19th May 2022

In attendance:

Committee members: Councillors Amanda Martin - Chair
Robert Douglas – arrived at 7.30 p.m.
Suzy Firkin
Rob Moreton - Deputy Mayor
James Smith
Kay Wesley

Also present: Congleton Town Council Officer: David McGifford (Chief Officer) and Linda Minshull

Minutes

1. Apologies for Absence

Apologies for absence were received from:

Committee Members: Councillors David Brown, Robert Hemsley and Jean Parry

2. Minutes of Previous Meetings

PLN/1/2223 Resolved to approve and sign the minutes of the Planning Committee held on 21st April 2022.

3. Declarations of Interest

Councillor Rob Moreton (Deputy Town Mayor) declared a “non-pecuniary” interest as he is a member of Cheshire East Council.

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
27.4.2021		Information from Cllr S Akers Smith	<p>22.7.2021 – The Chief Officer reported that there had been some investigatory work done on the park side of the proposed bridge</p> <p>4.8.2021 – No further updates</p> <p>01.11.2021 - the rotary bore holes works went ahead last week as planned. Updated report due early next week – this will facilitate structural engineers to produce the appropriate foundation detail. Timescales to receive foundation designs uncertain but further updates will be provided as soon as possible.</p> <p>14.12.2021 – The Chief Officer reported that investigatory was slowly progressing with design work with the developer.</p> <p>20.1.2022 – No further updates Receipt of information relating to 2009 Section 106 agreements still outstanding, action CO to continue to follow up</p> <p>17.3.2022 – No updates to report</p> <p>21.4.2022 – The Chief Officer stated that there were no further updates on the Astbury Place Bridge as he is still awaiting S106 information from Cheshire East Council.</p> <p>19.5.2022 – Councillor Akers Smith has provided a comprehensive list of recent communications and requests for action from Morris homes – still no progress Section 106 – Further communication to Head of Planning was advised that an officer would be in contact. Nothing received to date. The Chief Officer reported that he will be putting in a Freedom of Information request.</p>

5. Questions from Members of the Public

There were no questions from members of the public.

6. Urgent Items

There were no urgent items.

7. Planning Applications Section 1

There were no applications for section 1.

8. Planning Appeals

The following Planning Appeal was reported -

APP/RO660/D/22/3297428 – 21/5303C – 27 Meakin Close, Congleton –
Appeal against refusal

9. Licensing Applications

The following licensing applications were considered

- Bear Grills, Market Street, Congleton – for information – comment date 17th May 2022
- The Castle Inn, Castle Inn Road, Congleton – Noted
- Porters Service Station, Padgbury Lane, Congleton – objection to the application due to the all night opening hours

10. Planning Enforcement

None to report.

11. Neighbourhood Plan

The Chief Officer gave a verbal update on the Neighbourhood Plan and stated that he was targeting the end of June for the Section 14 Consultation. A meeting will be arranged with the Planning Development Working Group which will make a recommendation to the Planning Committee.

12. Planning Applications Section 2

PLN/2/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/1475C	41, LEEK ROAD, CONGLETON, CHESHIRE, CW12 3HU		OBJECTION – due to insufficient information being proved to address neighbour’s concerns
22/1379C	Buglawton Primary School, BUXTON OLD ROAD, CONGLETON, CW12 2EL		SUPPORT the application
22/1340C	Craig Cottage, Reades Lane, Congleton, CW12 3LL		OBJECTION due to the following – <ul style="list-style-type: none"> - Loss of trees - Should be 2 dwellings in this space (layout and density) - Information is inconsistent as some documents say 4 and some say 3 properties. - Any lost trees should be replaced.
22/1522C	4, FORGE BANK DRIVE, CONGLETON, CW12 4DQ		No Objection
22/1517D	Land Off Manchester Road Phase 2, MANCHESTER ROAD, CONGLETON		No Objection
22/1643C	24, TUDOR WAY, CONGLETON, CHESHIRE, CW12 4AS		No Objection
22/1582C	6, GIANTSWOOD LANE, CONGLETON, CW12 2HG		No Objection
22/1576C	24, LAMBERTS LANE, CONGLETON, CW12 3AU		No Objection
22/1577C	85, ENNERDALE DRIVE, CONGLETON, CHESHIRE, CW12 4FJ		No Objection
21/5826C	34 The Parklands, Congleton, CW12 3DS		No Objection
22/0880C	77 Harvey Road, Congleton		No Objection
22/1595C	21 – 23 Bridge Street, Congleton, CW12 1AS		NO OBJECTION SUBJECT TO – environmental health issues being resolved
22/1847C	1, Hillside View, BUXTON ROAD,	NP –	No Objection

	CONGLETON, CW12 2DY	A Martin	
22/1805C	12, Hulton Close, CONGLETON, CW12 3TF		No Objection
22/1787T	10, QUARRY CLOSE, CONGLETON, CW12 3GS		No objection to T1 – Sycamore tree OBJECTION to loss of 3m from T2
22/1963T	1, Royle Park, ROYLE STREET, CONGLETON, CW12 1JJ		DEFER until next meeting

**Cllr Amanda Martin
(Chair)**