

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 16th June 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 16th June 2022

In attendance:

Committee members: Councillors Amanda Martin – Chair
 Duncan Amies
 Martin Amies
 Suzy Firkin
 Robert Hemsley
 Jean Parry
 Mark Rogan
 James Smith

Also present: Congleton Town Council Officer: Jackie MacArthur

Minutes

1. Apologies for Absence

Apologies for absence were received from:

Committee Members: Councillors Robert Douglas, Margaret Gartside and Kay Wesley

2. Minutes of Previous Meetings

PLN/3/2223 Resolved to approve and sign the minutes of the Planning Committee held on 19th May 2022.

3. Declarations of Interest

None

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 and 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. Neighbourhood Plan

Andrew Thompson presented an updated version of the objectives and policies of the draft Congleton Neighbourhood Plan to the committee. Councillors proposed and approved for Andrew Thompson to make a number of modifications to the wording of the Key Issues, Objectives and Policies. The changes to the Key issues were around clarifying the Climate Change and Protecting and Enhancing the Environment Sections.

Changes were made to objectives 1, 2 and 4. Objective 7 was deleted and 8, 9 and 10 re-numbered. Modifications were made to the name of the Climate Change policy and to policies E2, E4, E5, E7. Town Centre policy TC1, TC3 and TC5 to be revised. Transport and Movement policies T2 to be modified and a new policy added about encouraging shared footpaths, cycleways and bridleways by all members of the community where possible for the paths to be separated from the road. Health, Education and Well-being – amending 3rd paragraph of HEW1 and amending the first sentence of HEW2. Amend the last sentence of Heritage Policy HE3. Slight modifications to Housing policies H1 and H2.

An amended version will be considered by the Neighbourhood Plan Steering group on the 28th June with the aim of going out to regulation 14 consultation at the end of July 2022.

8. Planning Applications Section 1

There were no applications for section 1.

9. Planning Appeals

There were no planning appeals to report.

10. Licensing Applications

The following licensing applications were considered

- Higher Ground, 56 High Street, Congleton – for information – comment date 9th June 2022

11. Planning Applications Section 2

PLN/4/2223 RESOLVED that the following comments be made to Cheshire East Council:

Application Number	Location	Declaration of Interest	Comments
22/1859T	5, MOSS CLOSE, CONGLETON, CW12 3UG		No Objection
22/1980C	36, KESTREL CLOSE, CONGLETON, CW12 3FA		No Objection
22/1963T	1, Royle Park, ROYLE STREET, CONGLETON, CW12 1JJ		No Objection
22/1949C	27, HAWTHORNE CLOSE, CONGLETON, CW12 4UF		No Objection
22/2198C	55 , Daisybank Drive, Congleton, Cheshire East, CW12 1LX		No Objection
22/2030D	1, BUXTON ROAD, CONGLETON, CW12 2DN		No Objection
22/1933D	CHURCH HOUSE INN, BUXTON ROAD, CONGLETON, CW12 2DY		No Objection
22/2160C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CW12 1DT		No Objection
22/1917C	4, HILLESDEN RISE, CONGLETON, CW12 3DR		No Objection
22/2059C	land off, BACK LANE, CONGLETON		No Objection
22/2163C	Land West Of, CONGLETON EDGE ROAD, CONGLETON		OBJECTION due to the following – <ul style="list-style-type: none"> - Intrusion into Green Belt - Type of barn conversion and unsuitable materials - Insufficient improvements on previous planning application refused by Cheshire East Council - Materials, design and visual appearance out of keeping for the type of property
22/2361C	95, HOLMES CHAPEL ROAD, CONGLETON, CW12 4NU		No Objection
22/2342T	CLAYTON MANOR NURSING HOME, ROOD HILL, CONGLETON,		No Objection

	CW12 1YZ		
22/2323C	8, VERNON AVENUE, CONGLETON, CW12 3AZ		No Objection
22/2324C	3, CORNWALL CLOSE, CONGLETON, CW12 3JZ		No Objection
22/2260C	Cloud Bank, TUNSTALL ROAD, CONGLETON, CW12 3QB		No Objection
22/2304T	37, SANDBACH ROAD, CONGLETON, CW12 4LB		No Objection
22/2051C	42, Bankhouse Drive, Congleton, CW12 2BH		No Objection

**Cllr Amanda Martin
(Chair)**