

## CONGLETON TOWN COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 19<sup>th</sup> May 2022

For the papers discussed at the meeting, please see the Meeting Agenda of the Planning Committee of 19<sup>th</sup> 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 21<sup>st</sup> 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.</p> <p>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</p> <p>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</p> <p>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 17<sup>th</sup> 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		<b>OBJECTION – due to insufficient information being proved to address neighbour’s concerns</b>
22/1379C	Buglawton Primary School, BUXTON OLD ROAD, CONGLETON, CW12 2EL		<b>SUPPORT the application</b>
22/1340C	Craig Cottage, Reades Lane, Congleton, CW12 3LL		<b>OBJECTION due to the following –</b> <ul style="list-style-type: none"> <li>- Loss of trees</li> <li>- Should be 2 dwellings in this space (layout and density)</li> <li>- Information is inconsistent as some documents say 4 and some say 3 properties.</li> <li>- Any lost trees should be replaced.</li> </ul>
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		<b>NO OBJECTION SUBJECT TO – environmental health issues being resolved</b>

22/1847C	1, Hillside View, BUXTON ROAD, CONGLETON, CW12 2DY	NP – A Martin	No Objection
22/1805C	12, Hulton Close, CONGLETON, CW12 3TF		No Objection
22/1787T	10, QUARRY CLOSE, CONGLETON, CW12 3GS		No objection to T1 – Sycamore tree <b>OBJECTION to loss of 3m from T2</b>
22/1963T	1, Royle Park, ROYLE STREET, CONGLETON, CW12 1JJ		<b>DEFER until next meeting</b>

**Cllr Amanda Martin  
(Chair)**