

CONGLETON TOWN COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 17th November 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 17th November 2022](#)

In attendance:

Committee members: Councillors Amanda Martin – Chair
 Duncan Amies
 Martin Amies
 Robert Douglas
 Suzy Firkin
 Mark Rogan
 James Smith
 Kay Wesley

Ex-Officio Members: Rob Moreton (Deputy Mayor)

Also present:

Congleton Town Council Officer: David McGifford (Chief Officer)

Two members of the press

Thirty six members of the public

Minutes

1. Apologies for Absence

Apologies for absence were received from: Committee Members:
Councillors David Brown, Paul Duffy, Robert Hemsley and Jean Parry
Ex-Officio Member: Margaret Gartside (Town Mayor)

2. Minutes of Previous Meetings

PLN/14/2223 Resolved to approve and sign [the minutes of the Planning Committee meeting held on 13th October 2022.](#)

3. Declarations of Interest

No Councillors declared an interest.

4. Outstanding Actions

Date	Planning Application Number	Action	Progress
29.9.2022	Astbury Place /Congleton park bridge Section 106 dispute	Information from Cllr S Akers Smith	Cheshire East Head of Planning confirmed that they have received a package of technical information from Morris Homes. Cheshire East Planning Officers are now preparing a briefing note to summarise the proposals, the impacts of construction and including input from other services. Once this has been completed (hopefully 2-3 weeks) a meeting will be arranged to explain the next steps/options.

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

The Chief Officer gave a verbal update and stated that:

The Neighbourhood Plan regulation 14 Consultation would commence pre-Christmas and into February 2023 to provide the opportunity to generate the maximum amount of responses.

8. Planning Applications Section 1

The following applications were brought forward prior to item 7 Neighbourhood Plan as 36 members of the public were in attendance and had observations and questions for members of the committee.

	Planning Application Number	Location
10	22/4207C	LAND AT WAGGS ROAD, CONGLETON
13	22/4268C	LAND NORTH OF, BANKY FIELDS, CONGLETON, CHESHIRE
19	22/0304C	Land West of PADGBURY LANE, CONGLETON

Reference application 19, a point of order was raised with regards to the fact that this amendment to the application was not notified to the Council and clarity needed to be sought with regards to the Section 106 agreement.

Action: Chief Officer to write to the Head of Cheshire East Council Planning with regards to these matters and show it on the Outstanding Actions log until a satisfactory response has been received.

9. Planning Appeals

There were no planning appeals to report.

10. Licensing Applications

There were no licensing applications to report.

11. Planning Applications Section 2

PLN/15/2223 RESOLVED that the following comments be made to Cheshire East Council:

Planning Application Number	Location	Comments
1	22/1057C Astbury Mere Country Park SANDY LANE, CONGLETON	No Objection
2	22/4041C 24, GIANTSWOOD LANE, CONGLETON, CW12 2HQ	OBJECTION on the grounds of: <ol style="list-style-type: none">1. Development is out of keeping with the area.2. Density of the development.3. Highways concern due to insufficient parking.

3*	22/4080C	73, FORGE LANE, CONGLETON, CW12 4BL	No Objection
4	22/4097T	59, PARK LANE, CONGLETON, CHESHIRE, CW12 3DD	No Objection subject to – Thinning out of the group of trees and requesting that they are replaced in number with trees of higher amenity in a suitable location
5*	22/4124C	PEOVER BARN, PEOVER LANE, CONGLETON, CW12 3QH	No Objection
6*	22/4143C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT	No Objection
7*	22/4144C	CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON, CHESHIRE, CW12 1DT	No Objection
8*	22/4196C	Counting House, 18, SWAN BANK, CONGLETON, CW12 1AH	No Objection
9*	22/4197C	Counting House, 18, SWAN BANK, CONGLETON, CONGLETON, CHESHIRE, CW12 1AH	No Objection
10	22/4207C	LAND AT WAGGS ROAD, CONGLETON	OBJECTION – on the grounds of <ol style="list-style-type: none"> 1. Highway and safety – as access to the site is unsafe due to its proximity and pavement widths. From a development perspective this becomes even more dangerous through the construction phase. Previous highways reports relating to planning application 19/3162C provides details of the issues on highways in this area. 2. Increased danger due to the site being close to the primary school both during and after construction 3. Loss of trees and nature conservation, site currently hosts badgers and birds of prey amongst other animals

11*	22/4243C	8, Moss Road, Congleton, CW12 4BN	No Objection
12*	22/4258C	139, WAGGS ROAD, CONGLETON, CW12 4BU	No Objection
13	22/4268C	LAND NORTH OF, BANKY FIELDS, CONGLETON, CHESHIRE	<p>OBJECTION on the grounds of:</p> <ol style="list-style-type: none"> 1. Noise and disturbance during and after construction caused by -traffic generation and vehicular generation with insufficient parking. 2. Nature conservation - Loss of important trees and habitat for nature, 3. Due to severity of the slopes within the sights creates a risk of landslide and flooding of areas below the site, 4. Severity of the slopes create a danger for construction vehicles, 5. Flooding could overflow public sewer creating health hazard, 6. Wider Highways issues to access Banky Fields, Fol Hollow and Waggs road already has severe issues with the current width of the road, in certain areas single track and narrow pavements. There is already excessive traffic using this route to both the school and the town centre. Previous highways reports relating to planning application 19/3162C provides details of the issues on highways in this area, 7. Concern raised that this development site is not consistent with Local Plan policy, 8. Concerns on privacy due to not meeting legal distances between properties and the inclusion of a block of flats,
14*	22/4307D	Farm house, Turnstone Grange, Land north of BACK LANE, CONGLETON	No Objection
15*	22/4329C	Land Off, THE MOORINGS, CONGLETON	No Objection
16*	22/4012C	77, Park Lane, Congleton, CW12 3DD	No Objection

17*	22/4066C	3, Southlands Road, Congleton, CW12 3JY	No Objection
18*	22/4069C	114, Leek Road, Congleton, CW12 3HX	No Objection
19	22/0304C	Land West of PADGBURY LANE, CONGLETON	<p>OBJECTION – on the grounds of:</p> <ol style="list-style-type: none"> 1. Over development of the area. 2. Out of keeping with the area. 3. Highways issue in terms of the junction becoming even more dangerous than it already is due to lack of visibility. 4. Loss of green space. <p>Exacerbate existing issues with United Utilities in the area (sewers collapsing)</p>
20	22/4461T	52 High Street, Congleton, Cheshire, CW12 1BA	No Objection – request that trees are replaced with a higher amenity tree in a suitable location

**Clr Amanda Martin
(Chair)**