



2013 Round-Up



The following provides a summary of some of the planning-related matters that have occurred in and around Congleton during 2013. It is not a complete list of events but does summarise some of the major items of planning and housing development that have affected the town over the last twelve months.



January:

- Cheshire East Local Plan, consisting of over 1,500 pages of information plus supporting material, released for a 6-week public consultation.
- Wainhomes raised the ground works of the Swans Reach development (off Canal Road) by around 6 to 8 feet higher than original plans. Application [12/4069C](#) submitted to reduce the roof height (but not to tackle the level increase of the ground works). Bizarrely Cheshire East planning officers recommended acceptance of application but the application was refused by the Strategic Planning Board. The refusal was appealed by Wainhomes.
- Application [12/3256C](#) for 4 detached houses on Astbury Mere approved.
- Application [12/3536C](#) for 14 houses off Meadow Avenue (Priesty Fields) refused and then appealed by Robert Pedley - the Appeal Inquiry will start on 21st January 2014.

February:

- The Local Plan consultation ends on 26th February with over 11,000 comments submitted.

March:

- The High Court case for 200 houses at Loach Brook Farm was decided in favour of the developer, Bovis Homes.





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April:

- Wainhomes submitted a further application for Swans Reach, [13/0757C](#), to address the ground works and this was accepted. The appeal for the other application was withdrawn. It is still not clear whether original resident concerns regarding the excess height of ground works have been fully addressed by this new application.

July:

- Application [13/1246C](#) for 14 houses at former Danebridge Mill, Mill Street approved.
- Two applications, [13/0918C](#) and [13/0922C](#), for a total of 94 houses on land between Manchester Road and Macclesfield Road approved

August:

- Application [13/3517C](#) for 230 houses for Falcon Rise off Canal Road submitted by Seddon Homes.
- Application [13/2501C](#) for 9 houses on Astbury Mere refused.
- Application [13/2746C](#) for 180 houses on land between Chelford Road, Black Firs Lane and Holmes Chapel Road, Somerford submitted and will be seen by the Strategic Planning Board on 8th January 2014.

September:

- Application [13/1414C](#) for 15 houses off Forge Lane approved.
- Application [13/2954C](#) for 49 houses at Hawthorn Cottage off Harvey Road submitted and will be seen by the Strategic Planning Board on 8th January 2014.





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October:

- Inquiry for the appeal of 25 houses on land opposite Rose Cottage Brereton, application [12/3807C](#), held but not completed. The appeal is to be reconvened in January 2014.
- Two applications, [13/4216C](#) and [13/4219C](#), for a total of 300 houses off Padgbury Lane submitted - both of these applications will be seen by the Strategic Planning Board on 8th January 2014.
- Decision on Sandbach appeal for planning application [12/1903C](#) is upheld and the Inspector also determines that Cheshire East does **NOT** have a 5-Year housing supply.
- Decision on Alsager appeal for planning application [12/4872C](#) is dismissed. The decision was reached by the same Inspector who upheld the Sandbach appeal and decided Cheshire East does NOT have a 5-Year housing supply.

November:

- The appeal for the planning applications off Canal Road for Goldfinch Close & Kestrel Close [12/3025C](#) and The Moorings [12/3028C](#) lasted for only 2 days - still waiting for appeal decision.
- Further application [13/4781C](#) for 14 houses off Meadow Avenue (Priesty Fields) submitted by Robert Pedley. Application appears to be very (very) similar to the application refused in January that still under appeal.
- A further revision of the Cheshire East Local Plan, consisting of over 2,000 pages of information plus supporting material, released for a 6-week public consultation.

December:

- Planning application [13/3764C](#) for 104 houses off Waggs Road refused
- The Local Plan consultation ends on 16th December with currently around 3,000 comments visible.
- Cheshire East serves papers in the High Court to challenge the decision on the 160 home Congleton Road development at Sandbach, [see press coverage](#).





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2014:

- Planning applications for almost 800 houses will be decided by the Strategic Planning Board on 8th January. The applications cover Falcon Rise (off Canal Road), Meadow Avenue, two applications off Padgbury Lane, Somerford and Hawthorn Cottage (off Harvey Road).
- Consultation on the Congleton Link Road starts in mid-January, see [Link Road Proposed Routes](#).
- Inquiry for the appeal of planning application [12/3536C](#) for 14 houses off Meadow Avenue (Priesty Fields) starts on 21st January.
- Inquiry for the appeal of 25 houses on land opposite Rose Cottage Brereton, [12/3807C](#) should be reconvened in January.
- Hopefully, Cheshire East will:
 - Convince the Planning Inspectorate that they have a 5-Year Housing supply.
 - Submit a Local Plan for examination by the Planning Inspectorate.
- No doubt further developer-led planning applications will be submitted, and planning application refusals will be appealed!



Merry Christmas and Happy New Year

