

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 20.03.25

Please note – These are draft minutes and will not be ratified until the next meeting of the committee.

For the papers discussed at the meeting please [visit Agenda & Papers 20th March 2025](#)

In attendance:

Committee Members: Councillors Amanda Martin (Chair)
Suzy Firkin
Rob Moreton

Ex Officio Kay Wesley (Mayor)
Robert Brittain(Deputy Mayor)

Congleton Town Council David McGifford (Chief Officer)

Members of the press 0

Members of the public 0

1. Apologies for Absence

Apologies received from Councillors Suzie Akers Smith, David Brown, Robert Douglas and Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/30/2425 Resolved to approve and sign the minutes of the meeting planning meeting on 20th February 2025.

3. Declarations of Disclosable Pecuniary Interest

Robert Moreton declared a non-pecuniary interest in matters relating to Cheshire East Council.

4. Outstanding Actions

There were no outstanding actions = please note comments in **item 7 Enforcement**

5. Questions from Members of the Public

There were no questions from members of the public

6. Urgent Items

None

7. Planning Enforcement

- **7.1 Astbury Place**

The Chief Officer advised that a Freedom of Information request had been sent to Cheshire East Council on the delivery of the Section 106 agreement concerning the link to the park.

- **7.2 Section 106**

Cllr Robert Douglas provided a verbal update on the research he has undertaken to date. A meeting is to be arranged with the Chief Officer to agree on how this will be taken forward. Response due on the 24.3.25

- **7.3 Re 24/3276D**

Still awaiting confirmation that the conditions for the coffee shop on the Household Waste Recycling Centre site have been discharged.

8. Planning Applications Section 1

There were no applications brought forward to section 1

9. Neighbourhood Plan

The Chief Officer advised that the Neighbourhood Plan was being updated by Urban Imprint following the recent consultation and review of the responses received.

10. Licensing Applications

There were no licensing applications.

11. Planning Applications Section 2

PLN/31/2425 resolved that no stars are to be removed and that remaining applications with stars are noted as having no objection.

Planning List W/C 10th, 17th, 24th Feb and 3rd, 10th March

	App Ref	Location	Proposal	Comments
1.	25/0356	Greystones Boundary Lane, Congleton, Cheshire East, CW12 3JA	Lawful Development Certificate for proposed construction of a single storey side and rear extension, construction of a single-storey outbuilding to contain a swimming pool and gym and construction of three dormer windows to facilitate a loft conversion.	No Objection
2*.	25/0562	25 Ayrshire Way, Congleton, Cheshire East, CW12 3TN	Proposed single storey rear extension.	No Objection
3*.	25/0603	12 Malhamdale Road, Congleton, CW12 2DA	Proposed extension to existing porch with new tiled roof over (retrospective)	No Objection
4.	25/0657	10, Orchard Gardens Apple Close, Congleton, Cheshire East, CW12 4RZ	Works to TPO Trees	No Objection on the condition that the felled tree be replaced by 3 new trees in an appropriate area
5.	25/0686	Copeland And Craddock Limited Greenfield Road, Congleton, Cheshire East, CW12 4PX	Certificate of proposed lawful development for the Erection of extensions to industrial premises along with external alterations to change external materials	No Objection

6.	25/0721	Buglawton Primary School Buxton Old Road, Congleton, Cheshire East, CW12 2EL	Demolition/replacement of existing pre-school outbuilding, with new link structure to main school building.	No Objection
7*.	25/0659	Land Off Macclesfield Road, Congleton,	Discharge of condition 18 (contaminated land) on approved application 146/4558C - Proposal for the construction of 201 dwellings off Macclesfield Road Congleton	No Objection
8.	25/0515	46 Moss Road, Congleton, Cheshire East, CW12 3BN	Extension of Existing Building, 2M extension to the front of the property, removal of existing roof structure, Installation of Internal Timber frame and foundations to support 2nd Story and new Pitched roof with Dormer Windows.	No Objection

Meeting finished at 7.30 pm

Chair
Amanda Martin