



# Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

22<sup>nd</sup> May 2025

Dear Councillor

## **Planning Committee Meeting – Thursday 29<sup>th</sup> May 2025**

You are summoned to attend a meeting of the Planning Committee on **Thursday 29<sup>th</sup> May 2025**, commencing at **7.00 pm**. The meeting will be held in the Town Hall, High Street, Congleton, Cheshire, CW12 1BN.

- **The Public and Press are welcome to attend the meeting, please note** - There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally or at the meeting, including those which have been received in writing 7 days prior to the meeting.
- There may be confidential items towards the end of the meeting which the law requires the Council to make a resolution to exclude the public and press in accordance with Section 100 (B) (2) of the Local Government Act 1972.

Yours sincerely

**David McGifford**  
Chief Officer



Congleton  
**beartown**  
*where friends are made*

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

Tel: 01260 270350

Email: [info@congleton-tc.gov.uk](mailto:info@congleton-tc.gov.uk) [www.congleton-tc.gov.uk](http://www.congleton-tc.gov.uk)



## **Agenda**

**1. Apologies for Absence**

Members are reminded of the necessity to give apologies in advance of the meeting and to give reasons for absence.

**2. Minutes of Previous Meetings**

To approve the planning meeting minutes of 24 April 2025.

**3. Declarations of Disclosable Pecuniary Interest**

Members are requested to declare both “non-pecuniary” and “pecuniary” interests as early in the meeting as they become aware of it.

**4. Outstanding Actions**

To review any outstanding actions from previous meetings and to provide an update on any work in progress.

**5. Questions from Members of the Public Maximum 15 Minutes**

A maximum of 5 minutes is allowed on each matter.

**6. Urgent Items**

Members may raise urgent items related to this committee, but no discussion or decisions may be taken at the meeting.

**7. Planning Enforcement**

To receive any updates on enforcement matters.

**7.1 Astbury Place / Congleton Park**

To receive a verbal update from the Chief Officer

**7.2 Section 106**

**8. Planning Applications Section 1**

To note or comment as appropriate on planning applications lodged with Cheshire East Council. Section 1 is for members of the public who wish to comment about specific applications at the meeting.

**9. Neighbourhood Plan (Verbal Update)**

Neighbourhood Plan update.

**10. Licensing Applications**

To note or comment as appropriate on Licensing Applications lodged with Cheshire East Council.

Field near to Oaklands, North Rode, Congleton, CW12 2PH - Ordinance Survey Grid Ref SJ8999565956

**APPLICATION FOR A TIME LIMITED PREMISES LICENCE LICENSING ACT 2003**

**NOTICE** is hereby given that I, Susan Bullock have applied on 13th May 2025 to Cheshire East Council in respect of the premises known as Field near to Oaklands, North Rode, Congleton, CW12 2PH Ordinance Survey Grid Ref SJ8999565956 for a Time-Limited Premises Licence for two events in August to provide the following licensable activities:

- Live Music – Friday 19.00 – 24.00, Sunday – 12.00 – 19.00
- Recorded Music – Friday 18.00 – 24.00, Saturday 00.00 – 02.00, Sunday – 12.00 – 19.00
- Late Night Refreshment – Friday 23.00 – 24.00, Saturday – 00.00 – 02.00
- Alcohol on and off the premises – Friday 18.00 – 24.00, Saturday – 00.00 – 02.00, Sunday – 12.00 – 19.00

**11. Planning Applications Section 2 (Enclosed)**

To note or comment as appropriate on planning applications lodged with Cheshire East Council.

**To:** Planning Committee Members

**Cllrs:** **Amanda Martin (Chair), Charles Booth (Vice Chair)**

Suzie Akers Smith, Dawn Allen, David Brown, Robert Douglas, Mark Edwardson, Rob Moreton, Liz Wardlaw, Kay Wesley.

**Ex Officio:** Robert Brittain (Town Mayor) and Suzy Firkin (Deputy Mayor)

**Ccs:** Other members of the Council for Information, Honorary Burgess (5), Press (3), Congleton Library, Congleton Information Centre.

# **1 CONGLETON TOWN COUNCIL**

## **Minutes of the Planning Committee Meeting held on 24.04.25**

**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 24<sup>th</sup> April 2025](#)

In attendance:

Committee Members: Councillors Amanda Martin (Chair)  
Suzy Akers Smith  
Charles Booth  
Robert Brittain  
Rob Moreton  
Liz Wardlaw

Ex Officio Kay Wesley (Mayor)

Congleton Town Council David McGifford (Chief Officer)

Members of the press 0

Members of the public 0

### **1 Apologies for Absence**

Were received from Cllrs David Brown, Robert Douglas, Suzy Firkin, Heather Pearce

### **2. Minutes of Previous Meetings**

PLN/32/2425 resolved to approve the planning meeting minutes of the 20<sup>th</sup> March 2025.

### **3. Declarations of Disclosable Pecuniary Interest**

Cllrs Rob Moreton and Liz Wardlaw declared an interest on matters related to Cheshire East Council

### **4. Outstanding Actions**

None

### **5. Questions from Members of the Public Maximum 15 Minutes**

None

### **6. Urgent Items**

There were no urgent items

### **7. Planning Enforcement**

To receive any updates on enforcement matters.

**7.1 Astbury Place / Congleton Park** The chief officer advised that a recent FOI request met with the response that CEC concluded that the information requested was either exempt from disclosure or the information was not held

A request has been submitted for an internal review of the outcome received. This should take 20 working days but CEC can seek to extend it to 40 days

**7.2 Section 106 –** Cllr Douglas had previously been advised that the information he was provided with was not accurate. He has requested the latest information which CEC Ward councillor Emma Hall is helping with

**8. Planning Applications Section 1**

There were no applications brought forward

**9. Neighbourhood Plan (Verbal Update)**

The Chief Officer advised that Urban Imprint has forwarded an amended plan following the Regulation 14 feedback. This will be circulated to working group members to review and suggest amendments where applicable.

**10. Licensing Applications**

**Sainsbury's, Manchester Road, Congleton, CW12 2HT**

*LICENSING ACT 2003 MINOR VARIATION OF PREMISES LICENCE*

*NOTICE* is hereby given that Sainsbury's Supermarkets Limited have applied for a Minor Variation at Sainsbury's, Manchester Road, Congleton CW12 2HT. The variation is as follows.

- To make alterations to the premises

**Four Friends Tibetan Restaurant, 14-16 Mill Street, Congleton, CW12 1AB**

*APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003*

*NOTICE* is hereby given that I, Ms Sonam Choden have applied on 7th April 2025 to Cheshire East Council in respect of the premises known as Four Friends Tibetan Restaurant, 14-16 Mill Street, Congleton, CW12 1AB for a premises licence to provide the following activity:

- Supply of Alcohol – Tuesday – Sunday – 12:00 – 22:00

**PLN/33/2425** resolved to approve both applications without comment

**11. Planning Applications Section 2 (Enclosed)**

**PLN/34/2425 Resolved to** remove the stars from items 7 &10 and that all other starred items have no objection –

	App Ref	Location Details	Proposal	Comments
1*.	<a href="#">25/1076</a>	5 - 9 Buxton Road, Congleton, Cheshire East,	Discharge of conditions 5, 6, 7 and 8 on approval 24/0659C:	<b>no objection</b>
2*.	<a href="#">25/1003</a>	Tall Ash Farm, 112 Buxton Road, Congleton, Cheshire East, CW12 2DY	Discharge of condition 9c on approved application 15/2099C - Demolition of the existing building and the development of up to 236 dwellings including access	<b>no objection</b>
3.	<a href="#">25/0994</a>	Tanners Cottage Weathercock Lane, Congleton, Cheshire East, CW12 3PS	Lawful development certificate for proposed siting of a caravan to provide additional accommodation for family of homeowners.	<b>no objection</b>
4.	<a href="#">25/0940</a>	37 Sandbach Road, Congleton, Cheshire East, CW12 4LB	T1 Beech: Reduce new growth height by up to 3m, western & northern lateral spread as needed by up to 2m and remaining crown by up to 1.5m.	<b>no objection</b>
5*.	<a href="#">25/0847</a>	March Cottage Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Variation of condition 1 on approved application 24/1779C - Proposed pair of semi- detached houses (2no. dwellings)	<b>no objection</b>
6.	<a href="#">25/0768</a>	9 Cedar Court, Congleton, Cheshire East, CW12 3JP	Oaktree marked as T1 in blue on the sketch plan:	<b>no objection</b>
7	<a href="#">25/0539</a>	8 Pavilion Way, Congleton, CW12 4EW	Consent for works in TPO with conditions: 7/4/25 Sycamore in corner of garden, last in sequence.	<b>no objection</b>
8*.	<a href="#">25/0612</a>	The Co-operative Food, 60 Bromley Road, Congleton, CW12 1PY	New plant to replace existing in side yard, new ventilation, new external LED lighting to replace existing Expiry: 11/4/25	<b>no objection</b>

	App Ref	Location Details	Proposal	Comments
9.	<a href="#">25/0638</a>	Building To The North Of Moss Lane, Eaton,	Retrospective construction of building and proposed use as an independent residential dwelling	<b>Objection</b>  Recommend enforcement action to have the building returned to its original approved use
10	<a href="#">25/0968</a>	Eaton Bank Farm Eaton Bank, Congleton, CW12 1PF	Variation of condition 5 on application 23/0721C: Minor amendments to the outline site plan.	<b>Approve</b> the variation subject to an agreement to connect the footway along Eaton Bank to the adjoining development
11*.	<a href="#">25/1016</a>	Land Adjacent, Congleton, CW12 4AP	Discharge of Conditions 3 on 24/4684/HOUS: Demolition of existing domestic garage and construction of replacement domestic garage	<b>no objection</b>
12*.	<a href="#">25/1164</a>	44 Macclesfield Road, Congleton, Cheshire East, CW12 1NR	Erection of a single storey rear and side extension and alteration to existing garage roof.	<b>no objection</b>
13.	<a href="#">25/1158</a>	5 Giantswood Lane, Congleton, Cheshire East, CW12 2HG	Demolition of existing single-storey garage, erection of a new two-storey side extension and front porch.	<b>no objection</b>
14.	<a href="#">25/1183</a>	Proposed loft conversion including raising of ridge height and construction of 3no. dormers	Proposed loft conversion including raising of ridge height and construction of 3no. dormers	<b>no objection</b> – subject to no loss of privacy for neighbouring properties

1*.	<a href="#">25/0264</a>	Land At The Rear, 20 Moss Road, Congleton, Cheshire East, CW12 3BN	Proposed construction of detached garage.
2.	<a href="#">25/1059</a>	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Demolition and rebuilding of existing detached outbuilding
3.	<a href="#">25/1060</a>	15 Moody Street, Congleton, Cheshire East, CW12 4AN	<b>Listed building consent</b> for demolition and rebuilding of existing detached outbuilding
4*.	<a href="#">25/1207</a>	37 Howey Hill, Congleton, Cheshire East, CW12 4AF	Erection of Fixed Outdoor Oak framed Gazebo (retrospective)
5.	<a href="#">25/1256</a>	Lamberts Lane Farm Lamberts Lane, Congleton, Cheshire East, CW12 4EP	Single-storey rear/side extension, rear terrace and front porch.
6*.	<a href="#">25/1262</a>	Buglawton Hall School Buxton Road, Congleton, Cheshire East, CW12 3PG	Certificate of lawful development for proposed use as a residential home.  <b>Decision Made.</b>
7*.	<a href="#">25/1286</a>	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Discharge of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 22, 27, 29, 31 on 23/4795C
8*.	<a href="#">25/1324</a>	14 Padgbury Lane, Congleton, Cheshire East, CW12 4LP	Proposed single-storey rear extension.
9.	<a href="#">25/1344</a>	3 Mallory Court, Congleton, Cheshire East, CW12 4NW	T2 Oak to achieve 3-meter crown lift from ground level and deadwood the tree as well.



10.	<a href="#">25/1358</a>	75 Park Lane, Congleton, Cheshire East, CW12 3DD	Fell Eucalyptus tree.
11*.	<a href="#">25/1393</a>	25 Swaledale Avenue, Congleton, Cheshire East, CW12 2BY	Erection of rear single-storey extension.
12.	<a href="#">25/1140</a>	Betula House, 20 Howey Lane, Congleton, Cheshire East, CW12 4AE	Tree works to two Conifer and Beech trees to reduce height, reduce extremities by 1-3m, crown lift 5-6m and trim and shape (G1), Various trees to reduce height and remove Beech and Spruce tree (G2), remove Laurel tree and prune and reshape fruit trees (G3) and Holly tree to reduce height and minor prune and shape small trees (G4)
13.	<a href="#">25/1446</a>	3 Wesley Court, Congleton, Cheshire East, CW12 4DB	Fell Silver Birch.
14.	<a href="#">25/1483</a>	1 Bradbury Gardens, Congleton, Cheshire East, CW12 3SR	T1 - COTONEASTER CORNUBIA - REDUCED HEIGHT TO PREVIOUS PRUNING HEIGHT T2 - CROWN REDUCTION OF NORWEGIAN MAPLE TO PREVIOUS PRUNING HEIGHT T3 - CROWN REDUCTION OF WHITEBEAM TO PREVIOUS PRUNING HEIGHT T4 - CROWN REDUCTION OF SILVER BIRCH TO PREVIOUS PRUNING HEIGHT
15.	<a href="#">25/1459</a>	55 Longdown Road, Congleton, Cheshire East, CW12 4QH	Reserved matters application for Appearance; Landscaping and Layout following approval of Outline application 21/5948C ( <i>CTC previously objected to this development.</i> )
16.	<a href="#">25/1512</a>	38 Moor Street, Congleton, Cheshire East, CW12 1QH	Advertisement consent for the erection of a D48 illuminated advertising display
17*.	<a href="#">25/1513</a>	Land Between Manchester Road And, Giantswood Lane, Congleton.	Advertisement Consent for four illuminated fascia signs, two illuminated totem signs, four car park signs and ATM signage

18*.	<a href="#">25/1553</a>	14 Ascot Close, Congleton, Cheshire East, CW12 1LL	Proposed first-floor side extension.
19*.	<a href="#">25/1568</a>	39 Chestnut Drive, Congleton, Cheshire East, CW12 4UB	Prior approval of the single-storey rear extension, extending 5.40m beyond the rear wall, maximum height of 3.59m and eaves height of 2.35m
20*.	<a href="#">25/1592</a>	95 Buxton Road, Congleton, Cheshire East, CW12 2DY	Erection of single-storey side extension
21.	<a href="#">25/1625</a>	2 Hornby Drive, Congleton, Cheshire East, CW12 4WB	Certificate of lawful development for proposed removal of existing laurel hedges and replacement with 2-meter composite fence in colour green with grey aluminium posts.
22*.	<a href="#">24/4270</a>	67 West Street Congleton Cheshire, CW12 1JY	Prior approval for the change of use from a commercial dental laboratory back to a two- bedroom terrace house.
		<b>Additional Planning List</b>	
23*.	<a href="#">25/0761</a>	10 Howey Lane, Congleton, Cheshire East, CW12 4AE	Proposed single-storey rear extension.
24.	<a href="#">25/1099</a>	Beech House, 20 Buxton Road, Congleton, Cheshire East, CW12 2DT	Hybrid Planning Application comprising: Full application, site area 7,592m <sup>2</sup> in respect of the conversion of a former workshop into 4 supported housing units (UseClassC2) and 8 new-build supported housing units (UseClassC2) with new access road and associated landscaping and; Outline application, site area 4,276m <sup>2</sup> with all matters reserved except for access for a care home(UseClassC2).

25*.	<a href="#">25/1493</a>	6 Howey Hill, Congleton, Cheshire East, CW12 4AF	Proposed loft conversion, single-storey front extension and internal alterations.
26*.	<a href="#">25/1608</a>	45 Moss Road, Congleton, Cheshire East, CW12 3BN	Reconfiguration of roof from hipped to gable roof, erection of front porch, removal of existing rear conservatory and replacement with a single-storey extension.
27*.	<a href="#">25/1686</a>	64 Leek Road, Congleton, Cheshire East, CW12 3HU	Erection of single-storey side extension and alterations to existing rear extension.