

## **CONGLETON TOWN COUNCIL**

### **Minutes of the Planning Committee Meeting held on 29.05.25**

**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 29<sup>th</sup> May 2025](#)

In attendance:

**Committee Members: Councillors**

Amanda Martin (Chair)  
Robert Douglas  
Mark Edwardson  
Rob Moreton  
Liz Wardlaw  
Kay Wesley

Ex Officio

Robert Brittain (Mayor) Suzy Firkin (Deputy 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 Suzie Akers Smith and David Brown.

**2. Minutes of Previous Meetings**

**PLN/01/2526** resolved to approve the planning meeting minutes of 24 April 2025.

**3. Declarations of Disclosable Pecuniary Interest**

Cllrs Liz Wardlaw declared a non-pecuniary 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**

A verbal update was provided at the meeting by the Chief Officer advising that a local resident who asked for information via a Freedom Of Information Request had been advised that there was no information that could be released. This led to a written complaint and request for an Internal Review to be undertaken

A response to this request has been forwarded to the resident and it states that the final decision from CEC was to uphold the complaint. The Planning Team have agreed to release available information

### **7.2 Section 106**

There has been no further information provided by Cheshire East Council

## **8. Planning Applications Section 1**

There were no applications brought forward

## **9. Neighbourhood Plan**

Urban Imprint (UI) consolidated the responses to the reg 14 Consultation and forwarded those to the working group to review and make any additional comments or observations.

UI has now reviewed the feedback and will be forwarding what they consider to be the final document to us tomorrow (30/5)

We will be organising a meeting during June to suit members of the working group to hopefully agree on a final version of the plan.

The target date for adoption is December 2025.

## **10. Licensing Applications**

**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

**PLN/02/2526 Resolved to** make no objection to the application

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

**PLN/03/2526 Resolved that** no stars are removed and that all starred items have no objection.

1*.	<a href="#">25/0264</a>	Land At The Rear, 20 Moss Road, Congleton, Cheshire East, CW12 3BN	Proposed construction of detached garage.	<b>NO OBJECTION</b>
2.	<a href="#">25/1059</a>	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Demolition and rebuilding of existing detached outbuilding	<b>NO OBJECTION</b>
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	<b>NO OBJECTION</b>
4*.	<a href="#">25/1207</a>	37 Howey Hill, Congleton, Cheshire East, CW12 4AF	Erection of Fixed Outdoor Oak framed Gazebo (retrospective)	<b>NO OBJECTION</b>
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.	<b>NO OBJECTION</b>
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>	<b>NO OBJECTION</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	<b>NO OBJECTION</b>
8*.	<a href="#">25/1324</a>	14 Padgbury Lane, Congleton, Cheshire East, CW12 4LP	Proposed single-storey rear extension.	<b>NO OBJECTION</b>
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.	<b>NO OBJECTION</b>

10.	<a href="#">25/1358</a>	75 Park Lane, Congleton, Cheshire East, CW12 3DD	Fell Eucalyptus tree.	<b>NO OBJECTION</b> but would request that the felled tree should be replaced by 3 other native species trees within Congleton
11*.	<a href="#">25/1393</a>	25 Swaledale Avenue, Congleton, Cheshire East, CW12 2BY	Erection of rear single-storey extension.	<b>NO OBJECTION</b>
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)	Committee not been provided the details from CEC within the required timeline therefore <b>unable to comment</b>
13.	<a href="#">25/1446</a>	3 Wesley Court, Congleton, Cheshire East, CW12 4DB	Fell Silver Birch.	Committee not been provided the details from CEC within the required timeline therefore <b>unable to comment</b>
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	<b>NO OBJECTION</b>
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 (CTC previously objected to this development.)	<b>No Comment</b>
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	<b>OBJECTION</b> as not in keeping with the street scene and very concerned it will create a distraction to motorists thus creating a danger on the highway

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	<b>NO OBJECTION</b>
18*.	<a href="#">25/1553</a>	14 Ascot Close, Congleton, Cheshire East, CW12 1LL	Proposed first-floor side extension.	<b>NO OBJECTION</b>
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	<b>NO OBJECTION</b>
20*.	<a href="#">25/1592</a>	95 Buxton Road, Congleton, Cheshire East, CW12 2DY	Erection of single-storey side extension	<b>NO OBJECTION</b>
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.	<b>Objection</b> – not in keeping with the street scene, loss of habitat and biodiversity by destroying the green corridor of hedges
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>NO OBJECTION</b>
23*.	<a href="#">25/0761</a>	10 Howey Lane, Congleton, Cheshire East, CW12 4AE	Proposed single-storey rear extension.	<b>NO OBJECTION</b>
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).	Cllr Douglas declared a non-pecuniary interest in this application  <b>Objection</b> – on the grounds of there being existing known safety issues on Buxton Road which will become even more dangerous due to the size of this development

25*.	<a href="#">25/1493</a>	6 Howey Hill, Congleton, Cheshire East, CW12 4AF	Proposed loft conversion, single-storey front extension and internal alterations.	<b>NO OBJECTION</b>
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.	<b>NO OBJECTION</b>
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.	<b>NO OBJECTION</b>