

CONGLETON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on 24.04.25

For the papers discussed at the meeting please [visit Agenda & Papers 24th April 2025](#)

In attendance:

Committee Members: Councillors Amanda Martin (Chair)
Suzie 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, and Heather Pearce.

2. Minutes of Previous Meetings

PLN/32/2425 resolved to approve the planning meeting minutes of the 20th 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*.	25/1076	5 - 9 Buxton Road, Congleton, Cheshire East,	Discharge of conditions 5, 6, 7 and 8 on approval 24/0659C:	no objection
2*.	25/1003	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	no objection
3.	25/0994	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.	no objection
4.	25/0940	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.	no objection
5*.	25/0847	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)	no objection
6.	25/0768	9 Cedar Court, Congleton, Cheshire East, CW12 3JP	Oaktree marked as T1 in blue on the sketch plan:	no objection
7	25/0539	8 Pavilion Way, Congleton, CW12 4EW	Consent for works in TPO with conditions: 7/4/25 Sycamore in corner of garden, last in sequence.	no objection
8*.	25/0612	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	no objection

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