



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

3rd July 2025

Dear Councillor

Planning Committee Meeting – Thursday 10th July 2025

You are summoned to attend a meeting of the Planning Committee on **Thursday 10th July 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

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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 29 May 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 – preparation for regulation 15.

10. Licensing Applications

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

Swanley Meadows, Bank Lane, North Rode, Congleton, CW12 2PJ

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003

NOTICE is hereby given that we, Seddon Hospitality Ltd have applied on 11th June 2025 to Cheshire East Council in respect of the premises known as Swanley Meadows, Bank Lane, North Rode, Congleton, CW12 2PJ for a premises licence to provide the following activities:

- Supply of Alcohol – Monday – Sunday – 12:00 – 00:00
- Live Music, Recorded Music & Late Night Refreshment – Monday – Sunday – 23:00 – 00:00
- The site is only open from 1st May till 1st October.

10.1 Planning Appeal – Land at Penrith Court

To note or comment as appropriate on a planning appeal to the Secretary of State regarding land at Penrith Court ([24/3661C](#)). Appeal reference - **APP/R0660/W/25/3368285**

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.

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 29th 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*.	25/0264	Land At The Rear, 20 Moss Road, Congleton, Cheshire East, CW12 3BN	Proposed construction of detached garage.	NO OBJECTION
2.	25/1059	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Demolition and rebuilding of existing detached outbuilding	NO OBJECTION
3.	25/1060	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Listed building consent for demolition and rebuilding of existing detached outbuilding	NO OBJECTION
4*.	25/1207	37 Howey Hill, Congleton, Cheshire East, CW12 4AF	Erection of Fixed Outdoor Oak framed Gazebo (retrospective)	NO OBJECTION
5.	25/1256	Lamberts Lane Farm Lamberts Lane, Congleton, Cheshire East, CW12 4EP	Single-storey rear/side extension, rear terrace and front porch.	NO OBJECTION
6*.	25/1262	Buglawton Hall School Buxton Road, Congleton, Cheshire East, CW12 3PG	Certificate of lawful development for proposed use as a residential home. Decision Made.	NO OBJECTION
7*.	25/1286	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	NO OBJECTION
8*.	25/1324	14 Padgbury Lane, Congleton, Cheshire East, CW12 4LP	Proposed single-storey rear extension.	NO OBJECTION
9.	25/1344	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.	NO OBJECTION

10.	25/1358	75 Park Lane, Congleton, Cheshire East, CW12 3DD	Fell Eucalyptus tree.	NO OBJECTION but would request that the felled tree should be replaced by 3 other native species trees within Congleton
11*.	25/1393	25 Swaledale Avenue, Congleton, Cheshire East, CW12 2BY	Erection of rear single-storey extension.	NO OBJECTION
12.	25/1140	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 unable to comment
13.	25/1446	3 Wesley Court, Congleton, Cheshire East, CW12 4DB	Fell Silver Birch.	Committee not been provided the details from CEC within the required timeline therefore unable to comment
14.	25/1483	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	NO OBJECTION
15.	25/1459	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>)	No Comment
16.	25/1512	38 Moor Street, Congleton, Cheshire East, CW12 1QH	Advertisement consent for the erection of a D48 illuminated advertising display	OBJECTION 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*.	25/1513	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	NO OBJECTION
18*.	25/1553	14 Ascot Close, Congleton, Cheshire East, CW12 1LL	Proposed first-floor side extension.	NO OBJECTION
19*.	25/1568	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	NO OBJECTION
20*.	25/1592	95 Buxton Road, Congleton, Cheshire East, CW12 2DY	Erection of single-storey side extension	NO OBJECTION
21.	25/1625	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.	Objection – not in keeping with the street scene, loss of habitat and biodiversity by destroying the green corridor of hedges
22*.	24/4270	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.	NO OBJECTION
23*.	25/0761	10 Howey Lane, Congleton, Cheshire East, CW12 4AE	Proposed single-storey rear extension.	NO OBJECTION
24.	25/1099	Beech House, 20 Buxton Road, Congleton, Cheshire East, CW12 2DT	Hybrid Planning Application comprising: Full application, site area 7,592m ² 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 ² with all matters reserved except for access for a care home(UseClassC2).	Objection – 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*.	25/1493	6 Howey Hill, Congleton, Cheshire East, CW12 4AF	Proposed loft conversion, single-storey front extension and internal alterations.	NO OBJECTION
26*.	25/1608	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.	NO OBJECTION
27*.	25/1686	64 Leek Road, Congleton, Cheshire East, CW12 3HU	Erection of single-storey side extension and alterations to existing rear extension.	NO OBJECTION

	App Ref	Location	Proposal
1.	<u>25/1719</u>	15 High Street, Congleton, Cheshire East, CW12 1BN	Erection of a single door opening to east facing elevation, erection of dormer windows to east elevation roof slope and installation of replacement windows throughout.
2*.	<u>25/1809</u>	Land West Of Goldfinch Close, Congleton, Cheshire East,	Discharge of condition 5 on approval 20/3974C - Erection of 8 no. dwellings with associated infrastructure
3.	<u>25/1844</u>	Brookhouse Equestrian Brookhouse Lane, Congleton, Cheshire East, CW12 3QP	Demolition of the existing equine building and provision of new equine facilities.
4.	<u>25/1893</u>	Crossfields Farm Crossfields Lane, Congleton, Cheshire East, CW12 3BL	Installation of ground-mounted solar photovoltaic panels.
5.	<u>25/1904</u>	45 Howey Hill, Congleton, Cheshire East, CW12 4AF	Reduce secondary growth around telephone lines and secondary lateral growth over road pruning back to suitable growing points and balance accordingly maximum reduction 2mtr Crown raise tips (secondary growth) over road to achieve 5.2 mtr clearance from ground level, pruning back to suitable growing points Crown raise tips (secondary growth) over garden and driveway to balance pruning back to suitable growing points Crown thin by a maximum of 15%
6.	<u>25/1953</u>	43 Waggs Road, Congleton, Cheshire East, CW12 4BP	Retrospective application to relocate the brick wall to the left of the property 5 metres back to provide off-road parking for two cars
7.	<u>25/1956</u>	The Club, 2 Chapel Street, Congleton,	Conversion and extension of the ground floor to create residential flats

	App Ref	Location	Proposal
		Cheshire East, CW12 4AB	
8.	25/1957	The Club, 2 Chapel Street, Congleton, Cheshire East, CW12 4AB	Listed Building consent for the conversion and extension of ground floor to create residential flats
9*.	25/1963	Peover Lane Farm Peover Lane, Congleton, Cheshire East, CW12 3QH	Erection of a single storey front extension, erection of two storey rear extension with Juliet balcony to side elevation, erection of rear porch, alteration to existing conservatory and associated alterations.
10.	25/1991	Beech House, 20 Buxton Road, Congleton, Cheshire East, CW12 2DT	Listed Building Consent for hybrid Planning Application comprising: Full application, site area 7,592m ² 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 ² with all matters reserved except for access for a care home(UseClassC2).
11.	25/2066	Fox Hollow, 1 Leek Road, Congleton, Cheshire East, CW12 3HS	Reserved matters application following approval of 20/1614C Proposed 3 bedroom detached dormer style bungalow, within the garden of 1 Leek Road, Congleton
12.	25/2075	Community Cafe, The Old Saw Mill River Street, Congleton, Cheshire East,	Certificate of lawful proposed change of use from Café to Children's day care nursery.
13*.	25/2107	1 Gorsty Way, Eaton, Congleton, Cheshire East, CW12 2PP	Erection of single story side extension

	App Ref	Location	Proposal
14*.	25/2115	98 Biddulph Road, Congleton, Cheshire East, CW12 3LY	Erection of first floor extension to front corner of property above existing ground floor extension.
15.	25/2127	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Demolition, reconstruction, conversion and extension of coach house to create one new dwelling
16.	25/2168	4 Higginson Close, Congleton, Cheshire East, CW12 3SU	T1 oak tree - selective crown reduction not exceeding 2m to create a balanced crown and maintain distance from property. Along with this, we will carry out a crown clean, removing dead and damaged branches
17*.	25/2201	31 High Street, Congleton, Cheshire East, CW12 1BG	Advertisement Consent for internal shop front window facing screens.
18*.	25/2261	The Rowans Buxton Road, Congleton, Cheshire East, CW12 3PH	Variation of condition 2 - approved plans on application 24/0511C.
19*.	25/2291	9 Trinity Place, Congleton, Cheshire East, CW12 3JB	Proposed removal of existing detached garage and construction of new two-storey side extension and single-storey rear extension together with 3 no car parking spaces to the existing front driveway area and expanded vehicle crossing into the site.
20*.	25/2326	East Cheshire NHS Trust, Congleton War Memorial Hospital Canal Road, Congleton, Cheshire East, CW12 3AR	Discharge of conditions 3 and 14 on approval 24/1822C: Full planning application for the demolition of certain existing buildings and the erection of a new Clinical Diagnostic Centre (CDC).
			Additional Planning Applications

Planning Applications 26th May – 30th June 2025

	App Ref	Location	Proposal
21*.	25/2336	Certificate of Lawful Use / Development - Proposed	11 Parker Way, Congleton, Cheshire East, CW12 4WL