



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

31st July 2025

Dear Councillor

Planning Committee Meeting – Thursday 7th August 2025

You are summoned to attend a meeting of the Planning Committee on **Thursday 7th August 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

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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 10 July 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 Report Attached

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.

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 10.07.25

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 10th July 2025](#)

In attendance:

Committee Members: Councillors

Amanda Martin (Chair)
Charles Booth
Susie Akers Smith
Robert Douglas
Rob Moreton
Liz Wardlaw

Ex Officio

Congleton Town Council	David McGifford (Chief Officer)
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Members of the press 0

Members of the public 0

1 Apologies for Absence

Apologies were received from Cllrs Dawn Allen, David Brown, Mark Edwardson, Kay Wesley and Ex officio Rob Brittain (Mayor) and Suzy Firkin (Deputy Mayor)

2. Minutes of Previous Meetings

PLN/04/2526 resolved to approve the [planning meeting minutes of 29 May 2025](#).

3. Declarations of Disclosable Pecuniary Interest

Cllrs Rob Moreton and 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

Cllr Douglas raised an urgent item regarding the Cheshire East Planning Portal, please see Appendix 1 below.

7. Planning Enforcement

7.1 Astbury Place / Congleton Park

No further updates received since the May planning meeting

7.2 Section 106

Please see Appendix 2 below for an update from Cllr Douglas.

8. Planning Applications Section 1

There were no applications brought forward

9. Neighbourhood Plan

The Chief Officer advised the following -

- A recent meeting between the working group Urban Imprint (UI) agreed to minor amends
- Redesign work of the plan will take place, incorporating amendments and additional imagery
- When “final” plan is returned to the Planning Committee needs to approve
- Final document is submitted to Cheshire East Council (CEC)
- CEC will undertake a 6-week consultation – Regulation 16
- CTC / CEC to choose an examiner from three options provided by CEC
- Independent Examination
- Any amendments following examination/response to his/her report (CTC)
- Public referendum
- Neighbourhood Plan is made subject to a majority vote

Expected to be completed by the end of 2025

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.

PLN/05/ 2526 Resolved to approve the application

10.1 Planning Appeal – Land at Penrith Court

Noted that the council's previous representations against this application will be part of the overall consideration when making a decision

11. Planning Applications Section 2

PLN/06/2526 Resolved that no stars are removed and that all starred items have no objection.

	App Ref	Location	Proposal	
1.	25/1719	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.	NO OBJECTION as long as replica windows are true replicas and the dormer windows are in keeping with the conservation area
2*.	25/1809	Land West Of Goldfinch Close, Congleton, Cheshire East,	Discharge of condition 5 on approval 20/3974C - Erection of 8 no. dwellings with associated infrastructure	NO OBJECTION
3.	25/1844	Brookhouse Equestrian Brookhouse Lane, Congleton,	Demolition of the existing equine building and provision of new equine facilities.	NO OBJECTION
4.	25/1893	Crossfields Farm Crossfields Lane, Congleton,	Installation of ground-mounted solar photovoltaic panels.	NO OBJECTION
5.	25/1904	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.	NO OBJECTION
6.	25/1953	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	NO OBJECTION
7.	25/1956	The Club, 2 Chapel Street, Congleton, Cheshire East, CW12 4AB	Conversion and extension of the ground floor to create residential flats	NO OBJECTION provided access is deemed safe and appropriate by Highways

	App Ref	Location	Proposal	
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	NO OBJECTION
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.	NO OBJECTION
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).	Defer to CEC Conservation Officer with regards to listed building consent. Note: The Previous application for development was objected to by the Town Council on the grounds of Highway safety
11.	25/2066	Fox Hollow, 1 Leek Road, Congleton,	Reserved matters application following approval of 20/1614C Proposed 3-bedroom detached dormer style bungalow, within the garden of 1 Leek Road, Congleton	Objection on the grounds of loss of trees. Should they be felled as proposed, they should be replaced with native species, three new trees for each one felled
12.	25/2075	Community Cafe, The Old Saw Mill River Street, Congleton,	Certificate of lawful proposed change of use from Café to Children's Daycare Nursery.	FULLY SUPPORT
13*.	25/2107	1 Gorsty Way, Eaton, Congleton, Cheshire East, CW12 2PP	Erection of single-story side extension	NO OBJECTION
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.	NO OBJECTION

	App Ref	Location	Proposal	
15.	25/2127	40 Cross Lane, Congleton,	Demolition, reconstruction, conversion and extension of the coach house to create one new dwelling	Objection The proposed development (building) should be of similar size and style to the current building
16.	25/2168	4 Higginson Close, Congleton,	T1 oak tree - selective crown reduction not exceeding 2m to create a balanced crown	NO OBJECTION
17*.	25/2201	31 High Street, Congleton,	Advertisement Consent for internal shop front window facing screens.	NO OBJECTION
18*.	25/2261	The Rowans Buxton Road, Congleton,	Variation of condition 2 - approved plans on application 24/0511C.	NO OBJECTION
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	NO OBJECTION
20*.	25/2326	East Cheshire NHS Trust, Congleton War Memorial Hospital Canal Road, Congleton,	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).	NO OBJECTION
21*.	25/2336	Certificate of Lawful Use / Development - Proposed	11 Parker Way, Congleton, Cheshire East, CW12 4WL	NO OBJECTION

Appendix 1 –

URGENT ITEM PLANNING COMMITTEE - 10TH JULY 2025

At the end of last year, Cheshire East introduced the new Planning Portal on account of the old system no longer being supported.

As the Congleton Chronicle reported on 26th June, 2025, there has been an endless stream of complaints, amid concerns that comments cannot be uploaded or viewed.

The Congleton Chronicle has also rightly reported that this new portal is harder to use, more time-consuming and has more broken or incorrect links to documents.

According to the Congleton Chronicle, in a recent response to Alsager Town Council, Cheshire East said a new planning portal is now being considered.

As far as I am concerned, the quicker the current cumbersome portal is ditched for a portal system which provides the high-quality of service which we used to enjoy and which we rightly expect, the better !

Councillor Robert Douglas 8th July, 2025

Appendix 2 –

PLANNING COMMITTEE – AGENDA ITEM 7.2 SECTION 106 10TH JULY 2025 1

Councillors, when I raised questions about the October 2024 Section 106 Financial Ward Report at Cheshire East's full Council meeting in February 2025, Cheshire East advised that the report was significantly incorrect and that a new updated report would be issued, hopefully in April.

Strangely, on 2nd June, 2025, 45 minutes after I contacted Emma Hall, Cheshire East forwarded the updated schedule to Emma.

The October 2024 schedule totalled 1,669 lines, whilst the April 2025 schedule is 13% smaller with 1,453 lines.

With regards to Congleton:

The October 2024 analysis advised that £ 1.88 million of potential funds had not been received, whereas the April 2025 figure was £ 1.68 million, a difference of about £ 200,000. £ 22,000 of this difference relates to a development that was never approved and should not have been included in the October 2024 schedule.

Both these figures include the £ 805,000 of potential funds not received relating to the Padgbury Lane Estate, which as previously advised, is almost certainly permanently lost, following the collapse of its developer in January 2024, with debts exceeding £ 100 million.

If you exclude the Padgbury Lane site, the total of potential funds, not received in the April 2025 schedule, is £ 872,000.

I have extracted the relevant details analysed by planning application, of which there are 14, on a spreadsheet, in respect of those potential monies not received, that are the same in both the April 2025 and the October 2024 S106 Financial Ward Reports.

This list consists of 40 individual amounts for these 14 planning applications totalling about £ 870,000, all except approximately £ 65,000 relate to S106 agreements signed over five years ago. In fact, by the end of this month, about £ 311,000 of this sum relates to Section 106 Agreements signed over ten years ago.

Cheshire East has advised our officers that there are no funds available to maintain their public realm such as bins, benches and signage.

However, there is £ 40,000 of potential funds not received in respect of Planning Public Realm relating to Section 106 agreements signed over eleven years ago. In my opinion, it is not acceptable for Cheshire East to abrogate its responsibility of maintaining the public realm within our town boundary while at the same time failing to collect from developers £ 40,000 that specifically relates to public realm.

The deadline for Cheshire East to respond about these 14 planning applications is 4th August, 2025.

Our next steps regarding these outstanding monies depends on Cheshire East's response.

I will, of course, circulate Cheshire East's response to the members of this committee and to our six Congleton Cheshire East Ward councillors.

There are five items of potential sums not received in the October 2024 list that do not appear at all in the April 2025 list. These five items total £ 185,000. I decided it would be wise to wait for Cheshire East's response to the 14 planning applications totalling £ 870,000 before asking questions about these five items.

There are six items of available funds relating to education totalling about £ 268,000 in the October 2024 list that do not appear at all in the April 2025 list. I have written to the relevant Service Owner for Education at Cheshire East for details of where this sum of £ 268,000 has been spent or allocated, but the individual is away on holiday for two weeks..

Finally, the April 2025 S106 Financial Ward Report advises that there is about £ 192,000 of Available Funds, of which £ 47,000 relates to Health.

Our Chief Officer has agreed to follow up the other items totalling £ 145,000 to ascertain what plans, if any, Cheshire East has in respect of these items. Of this total of £ 145,000, about £ 60,000 relates to Highways and Transport, £ 38,000 to Greenspace and £ 47,000 to Sports and Recreation.

Councillor Robert Douglas 9th July, 2025

Up to 5th August 2025

	App Ref	Location Details	Proposal
1*.	25/0002	Howey House, 2 Howey Lane, Congleton, Cheshire East, CW12 4AE	Discharge of condition 4 on approval 24/2336C.
2*.	25/2302	Land Off Reades Lane, Congleton, Cheshire East,	Variation of condition 12 on approved application 22/1340C: Construction of 3 no. dwellings and associated works
3*.	25/2356	7 Hinckley Court, Congleton, Cheshire East, CW12 4WE	Erection of single-storey rear extension and boundary alterations.
4*.	25/2402	27 Lamberts Lane, Congleton, Cheshire East, CW12 3AU	Variation of Condition 2 on 24/2246C - Proposed single-storey rear extension.
5*.	25/2415	Land Adjacent To No. 22 Woolston Avenue, Cheshire, CW12 3DY	Discharge of Conditions 3, 14, 16, 19, on approved application 21/0579C: Proposed residential development of 6No. One Bed Apartments.
6.	25/2463	42 Moor Street, Congleton, Cheshire East, CW12 1QH	Conversion and extension of existing outbuilding into residential bungalow.
7*.	25/2515	The Bungalow, Greenhouse Farm Sprink Lane, Congleton, Cheshire East, CW12 3PF	Certificate of lawful existing use as C2 - Residential institutions.
8.	25/2590	16 Crescent Road, Congleton, Cheshire East, CW12 4BG	Lime trees x2 at the rear of No16 to be side reduced back to the boundaries to prevent overhanging branches and falling branches into the garden.

	App Ref	Location Details	Proposal
9*.	25/2593	The Piano Pub, 12 Mill Street, Congleton, Cheshire East, CW12 1AB	Discharge of Condition on 24/5237/FUL
10*.	25/2613	2 Wharfedale Road, Congleton, Cheshire East, CW12 2BP	Erection of replacement conservatory with single storey rear extension and erection of single storey side extension.
11.	25/2643	Astbury Mere Country Park Sandy Lane, Congleton, Cheshire East, CW12 4FP	Tree works to Sycamore tree (T1), consisting of lateral reduction of approximately 3-5m or 30% of the length to branches extending to the south
12*.	25/2716	Macclesfield Canal Bridge Number 76 Severn Close, Congleton	Listed building consent for proposed resurfacing of bridge ramp including the incorporation of heel grips
Additional items			
13*	25/2657	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	For Natwest Group: The vinyl in the front window is to be replaced
14*	25/2957	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	For Natwest Group: Replacement of the external ATM to the right-hand side of the High Street elevation. The existing aperture is to be altered to suit the new ATM. A new 236mm deep pit is to be formed internally with two steps and a glass balustrade to separate it from the consulting room
15*	25/2955	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	No information