



Congleton Town Council

Title	Planning Committee
Date of Meeting Time	4 th September 2025 7 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Visit Agenda & Papers 4th September

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Rob Moreton Cllr Liz Wardlaw Cllr Kay Wesley
Ex Officio	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
Non-Committee Members	
Officers	David McGifford (Chief Officer)
Members of the Press	0
Members of the Public	0

1. Apologies for Absence

Apologies were received from Cllrs Charles Booth (Vice Chair) Cllr Suzie Akers Smith, Cllr David Brown, Cllr Robert Douglas, and Cllr Mark Edwardson.

2. Minutes of Previous Meetings

PLN/09/2526 resolved to approve and sign the Planning Committee minutes held on 7th August 2025 as a correct record.

3. Declaration of Disclosable Pecuniary Interests

Declarations were received by

4. Questions from Members of the Public

Cllr Liz Wardlaw declared a non-pecuniary interest on matters related to Cheshire East Council

5. Questions from Members of the Public Maximum 15 Minutes

None.

6. Urgent Items

None.

7. Planning Enforcement

7.1 Astbury Place / Congleton Park

Nothing to report.

7.2 Section 106

Progress is still being made by Cllr Douglas (report attached – appendix 1)
The previous update supplied by the Chief Officer to be re-circulated to committee members.

8. Planning Applications Section 1

There were no applications brought forward.

9. Congleton Neighbourhood Plan

PLN/10/2526 resolved to approve the Congleton Neighbourhood Plan for regulation 15 submission.

Action – ensure supporting documents are accessible and that at least 1 member of the steering group has signed off on the supporting documents.

10. Licensing Applications

Congleton Park Pavilion, CW12 1JG

PLN/11/2526 resolved that there were no objections to the above application

11. Planning Applications Section 2

PLN/13/2526 Resolved that items 12/17/21 have their stars removed and that all other starred items have no objection.

	App Ref	Location Details	Proposal	
1.	25/0936	Farmers Arms, 79 West Street, Congleton, Cheshire East, CW12 1JY	Proposed first-floor extension to create 1 new apartment and refurbishment of the existing first floor to create 2 apartments.	No objection
2*.	25/2105	6 - 8 Colehill Bank, Congleton,	Single-storey rear extension, dormer extension and detached garage.	No objection
3.	25/2311	Buglawton Hall School Residential Block Sprink Lane, Congleton,	Demolition of the existing dwelling and replacement with a new build dwelling.	No objection
4.	25/2595	NatWest, 46 High Street, Congleton, Cheshire East, CW12 1BD	Advertisement consent for the replacement of the external ATM and new signage	No objection

5*.	25/2729	41 Bailey Crescent, Congleton,	Erection of first-floor rear extension, and erection of single-storey front and rear extensions.	No objection
6.	25/2745	Land Between Manchester Road and Giantswood Lane, Hulme Walfield,	Discharge of Conditions 2 and 4 on approval 24/1511C for	No objection
7.	25/2819	Greystones Boundary Lane, Congleton, Cheshire East, CW12 3JA	Demolition of bungalow & garage and the construction of a detached four-bedroom dwelling.	No objection
8*.	25/2847	36 Melton Drive, Congleton,	single-storey rear extension	No objection
9.	25/2872	1 Blackshaw Close, Congleton,	Removal of deadwood and crown reduction by approx. 1m	No objection
10.	25/2899	Bullmoor Farm Weathercock Lane, Congleton,	Demolition of dwelling and outbuilding and the construction of a detached three-bedroom dwelling	No objection
11*.	25/2904	10 Astbury Lane Ends, Congleton,	Internal remodel and 2 single-storey side extensions and an open porch to the front.	No objection

12.	25/2909	The Hotspot, 26 High Street, Congleton, Cheshire East, CW12 1BD	Variation of condition 2 on approved application 20/5027C - Listed Building of external staircase to rear.	Defer to CEC to ensure amenity standards are acceptable
13*.	25/2976	Oakwood Under Rainow Road, Congleton, Cheshire East, CW12 3PN	Erection of two two-storey side extension, erection of front porch and installation of front and rear roof	No objection
14*.	25/2979	10 Gordale Close, Congleton, Cheshire East, CW12 2BZ	Conversion of garage to living space and alterations to windows and doors on dwelling.	No objection
15*.	25/3007	Timbersbrook Edge Middle Lane, Congleton, Cheshire East, CW12 3PU	Discharge of conditions 6, 7, 8, 9, 10 and 11 on approval 24/0570C	No objection
16.	25/3046	Lamberts Lane Farm Lamberts Lane, Congleton,	Resubmission of Application 25/1256/HOUS	No Objection
17.	25/3132	55 Tidnock Avenue, Congleton, Cheshire East, CW12 2HN	Erection of front and rear dormers, erection of stairway entrance to side of dwelling, formation of living space to loft area to form	Objection as planned development is overbearing and not in keeping with the street scene

			additional living space,	
18*.	25/2913	11 Hertford Close, Congleton, Cheshire East, CW12 1TB	Proposed Car-Port	No Objection
19*.	25/3159	7 Grasmere Avenue, Congleton, Cheshire East, CW12 4LZ	Erection of a single-storey front extension.	No Objection
20*.	25/3162	72 Dale Crescent, Congleton, Cheshire East, CW12 3EP	Erection of single storey rear extension and provision of a new window to the ground floor side elevation.	No Objection
21.	25/3229	Oak Lea Lodge Crouch Lane, Congleton, Cheshire East, CW12 3PT	Erection of single storey garage extension.	Objection as there is no information on the size and proportion of the existing house.
22.	25/2500	Land At Sandbach Road, Congleton. (Outline planning permission)	Outline planning application with all matters reserved except for Access, for residential development of up to 120 dwellings with public open space, associated landscaping and the formation of new	Objection. The proposed site is currently shown as open countryside and green gap . Premature application as not supported by the Local Plan whilst recognising an updated one is due. There is a lack of current associated infrastructure in the area i.e. health and education -

			access off Sandbach Road.	which will be impacted further by this development

Appendix 1 Report from Cllr Douglas 2nd September 2025- Section 106

I am forwarding Cheshire East Council's response to my Freedom of Information Request No 31704977 in respect of Section 106 Potential Funds in respect of Congleton Not Received on both the April 2025 and October 2024 Financial Ward S106 Analysis.

The deadline for Cheshire East to respond to my F.O.I. Request was 4th August 2025 but Cheshire East did not respond until 21st August 2025.

In my F.O.I. Request, I asked Cheshire East to advise for the 40 individual amounts of potential S106 outstanding monies which I had analysed in a logical manner, over 14 separate planning applications, as to whether the trigger point for payment had been reached and if so, when it was overdue.

The total of the 40 individual potential outstanding amounts within these 14 planning applications was £ 869,663.94.

In their response, Cheshire East gave the same answer for all the outstanding individual amounts within each of the 14 planning applications.

Cheshire East advised:

Nine totalling £ 661,910.08 (76.1% of the total) were categorised by Cheshire East Council as "Chase Developer where known payment trigger has been set".

Four totalling £ 191,044.39 (22.0% of the total) were categorised by Cheshire East Council as "Development not started/case to be archived".

One totalling £ 16,709.47 (1.9% of the total) was categorised by Cheshire East Council as "Check if development commenced"

It is of great concern that in their response of 21st August 2025, Cheshire East Council states that, "Overdue dates are not currently recorded, but upon payment, indexation and any late payment are applied in line with the terms of the Legal Agreement".

From this statement, I have reached the conclusion that Cheshire East Council have not been monitoring closely the dates that S106 monies are due for payment and instead relied on developers paying when the debt falls due on the basis that developers would wish to avoid paying additional sums triggered by the indexation clauses in the Legal Agreement.

However, this approach is flawed because substantial sums have been lost when the developer, Stewart Milne, went into Administration.

Furthermore, other very substantial S106 monies have not been received in a timely manner. As a result, substantial sums of S106 monies have not been utilised in a timely fashion for the benefit of our communities.

There is a deadline by which site works have to be completed. Given that the legal agreements for the four planning applications marked "Development not started/case to be archived" date back to 2012, 2013, 2014 and 2019, I will send in an F.O.I. asking whether this means that most, if not all, these planning applications cannot now legally commence on the basis that they are now out of time.

If these planning applications cannot now legally commence, this means that within the April 2025 Financial Ward Analysis, very substantial sums which are detailed as potential outstanding monies are in fact not potentially outstanding monies at all and should be deleted from the S106 Financial Ward Analysis of Potential S106 Funds.

In their response of 21st August 2025, Cheshire East Council states that, "resources have recently been added to the S106 Team to enable closer monitoring of development activity."

I will ask in a F.O.I. for further details from Cheshire East about these additional resources, and I hope that Cheshire East's answer will give us some comfort that, going forward, Cheshire East Council will more effectively manage outstanding S106 monies than it has in the past.