

## **CONGLETON TOWN COUNCIL**

### **Minutes of the Planning Committee Meeting held on 07.08.25**

For the papers discussed at the meeting, [please visit Agenda & Papers 7<sup>th</sup> August 2025](#)

In attendance:

Committee Members: Councillors      Amanda Martin (Chair)  
Robert Douglas  
Rob Moreton 7-10 pm  
Liz Wardlaw  
Mark Edwardson  
Kay Wesley

Ex Officio                                      Cllr 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**

Apologies were received from Cllrs Dawn Allen, David Brown, Suzie Akers Smith and Ex officio Rob Brittain (Mayor)

#### **2.      Minutes of Previous Meetings**

PLN/07/2526 resolved to [approve the planning meeting minutes of 10<sup>th</sup> July 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**

None

#### **7.      Planning Enforcement**

## 7.1 Astbury Place / Congleton Park

No further updates received since the July planning meeting

## 7.2 Section 106

**Action** – Re report provided by the Chief Officer, Cllrs requested that CEC be asked if any consultation has taken place with residents about the planned use of Section 106 Funds -

**Report received from Cllr Robert Douglas.** Please see Appendices

## 8. Planning Applications Section 1

There were no applications brought forward

## 9. Neighbourhood Plan

The Chief Officer advised the following -

- Redesign work of the plan is in progress , incorporating amendments and additional imagery
- Will be brought to the Planning Committee for approval 4<sup>th</sup> September 2025
- 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

There were no licensing applications

## 11. Planning Applications Section 2

**PLN/8/2526 Resolved** that item 3 had its star removed and that all other starred items have no objection.

	App Ref	Location Details	Proposal	
1*.	<a href="#">25/0002</a>	Howey House, 2 Howey Lane, Congleton,	Discharge of condition 4 on approval 24/2336C.	No Objection
2*.	<a href="#">25/2302</a>	Land Off Reades Lane, Congleton,	Variation of condition 12 on approved application 22/	No Objection

	App Ref	Location Details	Proposal	
3.	<a href="#">25/2356</a>	7 Hinckley Court, Congleton, Cheshire East, CW12 4WE	Erection of single-storey rear extension and boundary alterations.	Raised concerns that the extension is very close to the plots boundary- CEC planning Officer needs to determine if the gap is acceptable
4*.	<a href="#">25/2402</a>	27 Lamberts Lane, Congleton,	Variation of Condition 2 on 24/2246C -	No Objection
5*.	<a href="#">25/2415</a>	Land Adjacent To No. 22 Woolston Avenue,	Discharge of Conditions 3, 14, 16, 19, on approved application 21/0579	No Objection
6.	<a href="#">25/2463</a>	42 Moor Street, Congleton, Cheshire East, CW12 1QH	Conversion and extension of existing outbuilding into residential bungalow.	No Objection
7*.	<a href="#">25/2515</a>	The Bungalow, Greenhouse Farm Sprink Lane, Congleton,	Certificate of lawful existing use as C2 - Residential institutions.	No Objection
8.	<a href="#">25/2590</a>	16 Crescent Road, Congleton,	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.	Concern this might provide a lob sided tree – defer to CEC tree officer to determine
9*.	<a href="#">25/2593</a>	The Piano Pub, 12 Mill Street, Congleton,	Discharge of Condition on 24/5237/FUL	No Objection
10*.	<a href="#">25/2613</a>	2 Wharfedale Road, Congleton, CW12 2BP	Erection of replacement conservatory with	No Objection

	App Ref	Location Details	Proposal	
			single storey rear extension	
11.	<a href="#">25/2643</a>	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	No Objection
12*.	<a href="#">25/2716</a>	Macclesfield Canal Bridge Number 76 Severn Close, Congleton	Listed building consent for proposed resurfacing of bridge ramp including the incorporation of heel grips	No Objection
13*	<a href="#">25/2657</a>	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	For Natwest Group: The vinyl in the front window is to be replaced	No Objection
14*	<a href="#">25/2957</a>	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.	No Objection
15*	25/2955	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	No information	No Objection

#### Appendices re Section 106 updates

Page	Line	Application	Site address	Usage	£	Your comments ie spent on / to be spent on / unallocated funds
21	400	16/4558C	Land off Macclesfield Road	Outdoor sport and recreation	30,072.00	<p>S106 details - "Organised. Sport."™.Recreation.for.works.of.addition?improvement.and.enhancement.to.the.sports.pitches.and.sports.facilities.together.with.all.proper.and.reasonable.professional.fees.and.admin.expenses.for.tennis.courts.and.multi_use.games.area.and.at.playing.fields.within.9.miles.of.the.Site.for.drainage.and.access.improvements.-.9.miles.from.the.development</p> <p>The spend date for this is 2034 so we do not currently have a project scoped. We would welcome the Town Council's suggestions and we can look to add a project to our rolling four-year plan.</p>
76	1493	13/0922C	Land off Biggs way	Greenspace / open space	29,967.38	This is to be spent at Galloway Green, and a project is in development for delivery this financial year
57	1131	11/1484C	Land off Windsor Place	Sports recreation and play areas	4069..68	These remaining ones are a mixture of capital and revenue spend for Townsend Road. We will develop a schedule of work to be delivered this year.
60	1188	11/1484C	Land off Windsor Place	Open space	5253.56	
70	1391	11/1484C	Land off Windsor Place	Open space	2347.54	
78	1520	11/1484C	Land off Windsor Place	Sports and recreation/ play areas	13249.00	

Awaiting feedback on Highways, public realm and bus stops

#### PLANNING COMMITTEE – AGENDA ITEM 7.2 SECTION 106 7TH AUGUST 2025

At last month's meeting, I advised that I had 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.

On 7th July 2025, I sent Cheshire East this detailed analysis in a logical order in a Freedom of Information request asking whether these funds have since been received and if not, are they overdue and if they are overdue, when Cheshire East anticipate receiving these potential funds.

Cheshire East advised that the deadline for Cheshire East to respond to this Freedom of Information request was last Monday, 4th August 2025.

However, I have not yet received a response, so this afternoon, I sent a follow-up E-mail asking when Cheshire East anticipates providing a detailed response.

I advised at last month's meeting that I contacted the relevant Service Owner about 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 on whether they have been spent or allocated.

I have not yet received a response but the individual concerned has been away on holiday for two weeks. If I do not receive a response by the end of the month, I will send her a follow-up E-mail.

I know our Chief Officer has been following up with Cheshire East the Available Funds, excluding Health, on the April 2025 List which total £ 145,000.

Councillor Robert Douglas    7th August, 2025