



Congleton Town Council

Title	Planning Committee
Date of Meeting Time	16 th October 2025 7 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Agenda Papers for Planning – 16th October 2025

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Charles Booth (Vice Chair) Cllr Robert Douglas Cllr Mark Edwardson Cllr Rob Moreton Cllr Kay Wesley
Ex Officio	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
Non-Committee Members	Cllr Emma Hall
Officers	David McGifford (Chief Officer)
Members of the Press	0
Members of the Public	1

1. Apologies for Absence

Apologies were received from Cllrs Cllr Suzie Akers Smith, Cllr David Brown, and Cllr Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/13/2526 resolved to approve and sign the Planning Committee minutes held on 4th September 2025 as a correct record.

3. Declaration of Disclosable Pecuniary Interests

Declarations were received by Cllrs Rob Moreton, Cheshire East Council and Kay Wesley, non-pecuniary on Planning application (25/3282) 6 Bradbury Gardens.

4. Outstanding Actions

See updates in item 7 Planning Enforcement.

5. Questions from Members of the Public

There were no questions from members of the public.

6. Urgent Items

There were no urgent items

7. Planning Enforcement

7.1 Astbury Place / Congleton Park

No further updates have been received from Cheshire East Council & Resident enquiry is ongoing and awaiting feedback.

7.2 Section 106

Cllr Robert Douglas provided an update to the committee – see Appendix 1

8. Planning Applications Section 1

PLN/14/2526 resolved to bring the item forward. Planning application 25/3691 – see Planning Application comments Section 2 item 30.

9. Neighbourhood Plan

PLN/15/2526 resolved to receive the report advising that the Neighbourhood Plan had progressed to Regulation 16.

10. Licensing Applications

PLN/16/2526 resolved to have no objection to the licensing application for Unit CP5, Glebe Farm, Astbury, Congleton CW12 4RQ.

11. Planning Applications Section 2

PLN/17/2526 resolved to remove the star from item 13 25/3351, and that all remaining starred items have No Objection.

Cllr Amanda Martin

	App Ref	Location Details	Proposal	
1.	25/3048	25 Isis Close, Congleton, Cheshire East, CW12 3RT	TPO Tulip Tree - Remove regrowth back to the previous level of reduction (knuckles). Reduce lateral spread a further 0.7m (target pruning back to historic prune sites). TPO Walnut Tree - Reduce new growth height and lateral spread as needed up to 1-1.5m. Clear low-hanging secondary lateral growth to clear 2m from the ground.	No Objection
2*.	25/3122	Mangold Bank Cottage, Middle Lane, Congleton, CW12 3PU	Demolition of existing two-storey semi-detached dwelling and single-storey detached garage. Erection of a replacement one-and-a-half-storey detached dwelling and single-storey detached garage.	CEC Decision Issued - Refused
3*.	25/3207	The Brambles, Mossley Hall Biddulph Road, Congleton, , CW12 3LZ	Lawful Development Certificate for proposed conversion of existing double garage into two functional internal spaces	No Objection
4*.	25/3215	Copeland And Craddock Limited Greenfield	Infill single-storey extension to existing single-storey office block	No Objection

	App Ref	Location Details	Proposal	
		Road, Congleton, CW12 4PX	with 1st floor office extension above.	
5.	25/3282	6 Bradbury Gardens, Congleton, Cheshire East, CW12 3SR	Tree work to fell Oak tree (T1)	Objection – Totally unnecessary loss of a tree. Advice needs to be sought from a professional body for treatment of the tree to deal with sugary extractions, potential insect infestations.
6.	25/3299	The Club, 2 Chapel Street, Congleton, Cheshire East, CW12 4AB	Conversion and extension of ground floor to create residential flats. (Note: 25/1956 Refused insufficient information/not provide a high standard of amenity)	No Objection
7.	25/3300	The Club, 2 Chapel Street, Congleton, Cheshire East, CW12 4AB	Listed Building Consent for conversion and extension of the ground floor to create residential flats	No Objection
8.	25/3339	Visions Of Earth, 77 West Street,	Advertisement consent for new business signage.	Defer to CEC Heritage Officer
9.	25/3340	Visions Of Earth, 77 West Street, Congleton, CW12 1JY	Change of use to Sui generis for the sale of hot/cold oven-baked foods including installation of an extraction flue to rear elevation	Defer to CEC Heritage Officer

	App Ref	Location Details	Proposal	
10*.	25/3342	37 Blythe Avenue, Congleton, Cheshire East, CW12 4LQ	Erection of two storey side and rear extension.	No Objection
11*.	25/3345	Unit 2, Autocross Euroshel Limited Back Lane, Congleton, Cheshire East,	Conversion and extension of existing commercial units.	No Objection
12*.	25/3350	23 Lawton Street, Congleton, Cheshire East, CW12 1RU	Conversion of existing garage into a residential annexe, loft conversion including insertion of skylight windows to the rear roof slope, and replacement of existing stone tiles with slate tiles on the rear roof.	No Objection
13.	25/3351	23 Lawton Street, Congleton, Cheshire East, CW12 1RU	Listed Building consent for the Conversion of existing garage into a residential annexe, loft conversion including insertion of skylight windows to the rear roof slope, and replacement of existing stone tiles with slate tiles on the rear roof.	Defer to CEC Heritage Officer

	App Ref	Location Details	Proposal	
14.	25/3371	Land To The North Of Moss Lane, Eaton, Cheshire East,	Permission in principle for the construction of One New Dwelling	Objection – Intrusion into open countryside, loss of trees not in keeping with the area
15*.	25/3418	64 Longdown Road, Congleton, CW12 4QR	Erection of single storey rear extension.	No Objection
16*.	25/3421	101 Astbury Street, Congleton, , CW12 4EG	Certificate of proposed lawful use for proposed single story rear extension.	No Objection
17.	25/3457	Cross Street Garage Cross Street, Congleton, Cheshire East, CW12 1HQ	Proposed Redevelopment of Cross Street Garage to create 6 townhouses, including demolition.	Fully support , subject to satisfying concerns raised by the Environment Department in respect of ground contamination and the provision of adequate drainage.
18.	25/3458	Cross Street Garage, Cross Street, Congleton, , CW12 1HQ	Demolition - Proposed Redevelopment of Cross Street Garage to create 6 town houses, including demolition.	No Objection
19.	25/3483	22 Bosley View, Congleton, Cheshire East, CW12 3TU	T1 Oak Crown lift to approx 2m. Lateral reduction of no more than 2 meters to approx 6 areas marked on photo attached. 2 areas over owners roof reduce as part of ongoing maintenance.	No Objection

	App Ref	Location Details	Proposal	
26.	25/3621	40 Melton Drive, Congleton, Cheshire East, CW12 4YF	Oak - Fell to low stump.	Objection as works are totally unnecessary
27.	25/3625	18 Lower Meadow Drive, Congleton, Cheshire East, CW12 4UX	T1and T2 Scotts Pine	No Objection
28.	25/3633	33 Hulton Close, Congleton, Cheshire East, CW12 3TF	T1- Copper beech tree in front garden crown raise to 5.5 meters above ground level. T2- Maple tree in front garden crown raise to 5.5 meters above ground level. T3- Copper beech tree in back garden	No Objection
29.	25/3676	Clayton Manor Rood Hill, Congleton, Cheshire East, CW12 1YZ	Reduce large oak tree to give 2m clearance from property and tidy up previously poorly pruned branches. Remove deadwood from x 1 oak tree and remove epicormic growth to 5.2m above ground level.	No Objection
30.	25/3691	Land Off Padgbury Road, West Heath, Congleton, CW12 4LU	Full planning application for residential development for 18 dwellings (Use Class C3), including access, landscaping, parking,	Objection – Intrusion into open countryside and overdevelopment of the area . Ongoing issue and continued risk with flooding and sewage leakage on Padgbury Lane. Highways

	App Ref	Location Details	Proposal	
			servicing and ancillary infrastructure.	safety issues with speeding cars adjacent to narrow pavements. Bat survey not undertaken and proposed damage to hedges to enable the erection of scaffolding
31*.	25/3835	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approval 24/2497C	No Objection
32*.	25/3641	Former Dane Bridge Mill Site Mill Street, Congleton, Cheshire East, CW12 1AG	Discharge of condition 20 on approval 21/4841C.	No Objection
33.	25/3787	75 Park Lane, Congleton, Cheshire East, CW12 3DD	Copper Beech (T1) - Crown lift canopy to approx 5m. Laburnam (T2) - remove - poor specimen, heavily leaning.	T1 No Objection T2 Leave decision to CEC tree officer. If felled request replacement with 3 trees of native species
34*.	25/3785	4 Clayton Avenue, Congleton, Cheshire East, CW12 2AY	Single-storey side extension to create a ground-floor bedroom to aid the comfort and safety of a disabled person	No Objection

	App Ref	Location Details	Proposal	
35.	25/3498	Land South Of Sandbach Road, Congleton	Screening Opinion relating to a proposed residential development at Sandbach Road, Congleton.	Objection – intrusion into open countryside and impact on wildlife

Appendix 1 - PLANNING COMMITTEE MEETING S106 - OCTOBER 2025

On 2nd September, 2025, I sent an update to the committee advising :

- I would be sending a further Freedom of Information Request asking whether the four Developments marked not started and the one marked check if development commenced were now deemed out of time and therefore, could not now legally commence.
- I would also be asking Cheshire East for additional information about the additional resources that have recently been added to the S106 Team.

I have not yet had a response from Cheshire East to these two Freedom of Information Requests, even though they were required to respond by yesterday. I will give Cheshire East a little more time before chasing them.

Following the last report that I submitted, I received a response on 4th September, 2025, from the Service Owner about the six lines of Available funds for Education totalling £ 267,825, which appeared in the October 2024 S106 Report but not in the April 2025 Report.

They advised that all this sum had been utilised before October 2024 and should not have appeared in the October 2024 Report.

They advised the Primary S106 contributions from Tall Ash Farm had been used to fund a Capital project at Buglawton Primary School and the SEN S106 contribution had been used to fund a Resource Provision at Shavington Primary, which is in Crewe.

I forward a copy of this response to committee members on 9th September, 2025.

Councillor Robert Douglas 16th October, 2024

Meeting ended 8.58 pm

Chair
Cllr Amanda Martin