



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

9th October 2025

Dear Councillor

Planning Committee Meeting – Thursday 16th October 2025

You are summoned to attend a meeting of the Planning Committee on **Thursday 16th October 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 4 September 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 (Enclosed)

Congleton Neighbourhood Plan regulation 16 consultation.

10. Licensing Applications

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

Unit CP5, Glebe Farm, Astbury, Congleton CW12 4RQ

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003

NOTICE is hereby given that I, Fay Cartledge, have applied to Cheshire East Council in respect of the premises known as Unit CP5, Glebe Farm, Astbury, Congleton CW12 4RQ for a Premises Licence to provide the following licensable activities:

- The Supply of Alcohol Monday to Saturday 09.00 – 21.00
- Each day Sunday 10.00 – 18.00

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

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.

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	4 th September 2025 7 pm	LOCATION	Congleton Town Hall
REPORT FROM	Cathy Dean - Communities Manager		
AGENDA ITEM REPORT TITLE	9 Congleton Neighbourhood Plan Regulation 16		
Update	<p>PLN/10/2526 4 September 2025 - Resolved to approve the Congleton Neighbourhood Plan (CNP) for regulation 15 submission.</p> <p>Urban Imprint submitted Regulation 15 to Cheshire East Council on 24 September 2025, with the accessible version of the document sent on 2 October 2025.</p> <p>Cheshire East Council will undertake a 6-week consultation (Regulation 16). The council will invite all those who commented on the Regulation 14 consultation to comment on the submission draft of CNP.</p> <p>Cheshire East confirmed that the Regulation 16 consultation on the Congleton Neighbourhood Plan (CNP) is now live. The relevant documents have been uploaded to the consultation portal and will also be live on the Congleton webpage. The consultation period will run from 06/10/25 until 17/11/25.</p> <p>The Congleton Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of Cheshire East Council's website:</p> <p>https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/congleton-neighbourhood-plan.aspx</p> <p>Hard copies of the neighbourhood plan are available to view upon request.</p> <p>Representations on the plan may be made online via the Neighbourhood Planning pages of Cheshire East Council's website: https://cheshireeast.oc2.uk/ and in writing to: Neighbourhood Planning Team, Delamere House (Floor 2), Delamere Street, Crewe, Cheshire, CW1 2JZ.</p> <p>Any representations made may include a request to be notified of Cheshire East Council's decision on the proposed plan. Representations must be received no later than 7 pm on 17 November 2025.</p> <p>For further information, please contact the Neighbourhood Planning Team on 0300 123 5014 or via email at neighbourhoods@cheshireeast.gov.uk</p> <p>Congleton Town Council Officers will notify all those who responded to the Regulation 14 consultation and promote via our usual channels.</p>		

	<p>The estimated timeline:</p> <p><u>The estimated timeline from submission of the draft Plan to made plan:</u></p> <pre> graph LR A["<u>Weeks 1 – 7</u> Submission and consultation"] --> B["<u>Weeks 8 – 12</u> Submission and consultation"] B --> C["<u>Weeks 13 – 15</u> Cheshire East Council's decision to proceed to referendum"] C --> D["<u>Weeks 15 – 20</u> Referendum period; notices and poll cards issued"] D --> E["<u>Week 20</u> Referendum day"] E --> F["<u>Week 22</u> Cheshire East Council's decision to 'make' the plan"] C -.-> D </pre>
Financial Implications	None related to this report.
Environmental Implications	None related to this report.
Equality and Diversity	A fully accessible PDF version of the plan was submitted to Cheshire East as part of the Regulation 15 submission. Hard copies are available on request.
Decision Requested	To note the report.

	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.
2*.	25/3122	Mangold Bank Cottage, Middle Lane, Congleton, Cheshire East, 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. Decision Issued - Refused
3*.	25/3207	The Brambles, Mossley Hall Biddulph Road, Congleton, Cheshire East, CW12 3LZ	Lawful Development Certificate for proposed conversion of existing double garage into two functional internal spaces
4*.	25/3215	Copeland And Craddock Limited Greenfield Road, Congleton, Cheshire East, CW12 4PX	Infill single-storey extension to existing single-storey office block with 1st floor office extension above.
5.	25/3282	6 Bradbury Gardens, Congleton, Cheshire East, CW12 3SR	Tree work to fell Oak tree (T1)
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)

	App Ref	Location Details	Proposal
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
8.	25/3339	Visions Of Earth, 77 West Street, Congleton, Cheshire East, CW12 1JY	Advertisement consent for new business signage.
9.	25/3340	Visions Of Earth, 77 West Street, Congleton, Cheshire East, 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
10*.	25/3342	37 Blythe Avenue, Congleton, Cheshire East, CW12 4LQ	Erection of two storey side and rear extension.
11*.	25/3345	Unit 2, Autocross Euroshel Limited Back Lane, Congleton, Cheshire East,	Conversion and extension of existing commercial units.
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.
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.

	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
15*.	25/3418	64 Longdown Road, Congleton, Cheshire East, CW12 4QR	Erection of single storey rear extension.
16*.	25/3421	101 Astbury Street, Congleton, Cheshire East, CW12 4EG	Certificate of proposed lawful use for proposed single story rear extension.
17.	25/3457	Cross Street Garage Cross Street, Congleton, Cheshire East, CW12 1HQ	Proposed Redevelopment of Cross Street Garage to create 6 town houses, including demolition.
18.	25/3458	Cross Street Garage, Cross Street, Congleton, Cheshire East, CW12 1HQ	Demolition - Proposed Redevelopment of Cross Street Garage to create 6 town houses, including demolition.
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. 2 areas over neighbouring property reduced as part of ongoing maintenance. 2 areas on north west side, reduce to bring back into main canopy as part of ongoing maintenance. The work to be carried out is minimal and poses very little risk to the tree.
20*.	25/3548	Lamberts Lane Farm Lamberts Lane, Congleton, Cheshire East, CW12 4EP	PROPOSED PACKAGE SEWAGE TREATMENT TANK AND DRAINAGE FIELD TO REPLACE EXISTING SEPTIC TANK AND OUTFALL

	App Ref	Location Details	Proposal
21*,	25/3569	Threeways Pedley Lane, Congleton, Cheshire East, CW12 3QD	Discharge of conditions 3 and 4 on approval 23/4386C: Replacement Dwelling.
22.	25/3571	11 Newby Court, Congleton, Cheshire East, CW12 4JS	Two storey rear extension forming ancillary living accommodation for family members
23.	25/3583	15 High Street, Congleton, Cheshire East, CW12 1BN	Prior Approval for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)
24.	25/3594	The Hotspot, 26 High Street, Congleton, Cheshire East, CW12 1BD	Variation of condition 2 on approval 20/5026C: Change of use to upper floors (1st and 2nd) to ancillary C3 accommodation including new front external entrance door. Replacement of existing extraction to rear elevation including installation of external staircase to rear.
25*.	25/3600	5 Giantswood Lane, Congleton, Cheshire East, CW12 2HG	Demolition of existing garage, utility and porch. Erection of a new single storey side extension and front porch to dwelling.
26.	25/3621	40 Melton Drive, Congleton, Cheshire East, CW12 4YF	Oak - Fell to low stump.
27.	25/3625	18 Lower Meadow Drive, Congleton, Cheshire East, CW12 4UX	T1 - Scott's Pine - Sever ivy at the base of tree to inspect whether there are any cavities, splits, cracks, uplifted root plate etc. Also to reduce back branches from growing towards property to prevent falling deadwood/branches into the garden area. T2 - Scott's Pine - Sever ivy at the base of tree to inspect whether there are any cavities, splits, cracks, uplifted root plate etc. Also to reduce

	App Ref	Location Details	Proposal
			back branches from growing towards property to prevent falling deadwood/branches into the garden area.
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 crown raise to 5.5 meters above ground level.
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.
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, servicing and ancillary infrastructure.
31*.	25/3835	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approval 24/2497C