



Congleton Town Council

Title	Planning Committee
Date of Meeting Time	13 th November 2025 7:45 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Agenda Papers for Planning – 13th November 25

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Robert Douglas Cllr Kay Wesley
Ex Officio	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
Non-Committee Members	0
Officers	David McGifford (Chief Officer)
Members of the Press	0
Members of the Public	4

1. Apologies for Absence

Apologies were received from Cllrs S Akers Smith, D Brown, M Edwardson, and L Wardlaw.

2. Minutes of Previous Meetings

PLN/18/2526 resolved to approve and sign the Planning Committee minutes held on 16th October 2025 as a correct record.

3. Declaration of Disclosable Pecuniary Interests

Declarations were received by Cllr Kay Wesley with regard to items contained within item 18.

4. Outstanding Actions

None.

5. Questions from Members of the Public (See Appendix 1)

It was noted by the chair that

1. When looking at a variation to a planning approval or "Variation to Conditions", the Committee must be careful not to allow the developer to smuggle in undesirable changes under the cover of an apparently harmless one.
2. When the implementation of a feature in a development is imperfect, pressure on the developer from the homeowners in the development is more likely to get the faults corrected than an appeal to Cheshire East Enforcement. This Committee has been trying in vain for years to get a promised bridge over the Dane built into the Park from Astbury Place.

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 Douglas provided an update on the current status of Section 106 agreements. (See Appendix 2)

8. Planning Applications Section 1

PLN/19/2526 resolved to remove the star from item 21 and all remaining starred items to be noted as no objection – items brought forward to Planning Applications Section 1 as follows

	App Ref	Location Details	Proposal	
4.	25/3864	Vale Club Canal Street, Congleton, Cheshire East, CW12 3AE	Change of use of vacant social club to 11 bed / person HMO (sui generis) including minor external alterations, with associated car parking, bin and cycle storage.	Objection Increase in noise in the area which is already surrounded by 45 flats Too close to the existing HMO site on 85 Canal Street. Loss of Privacy Overdevelopment of the site Impact on highway safety with vehicles egressing from the site with a limited view of traffic.
17.	25/4179	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Discharge of conditions 5,21,23 and 29 on approval 24/2497C: Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses. Condition 5 - CEMP	Objection Condition 5 to fulfil safety requirements, the CEMP document is inadequate. It needs to include – 1. Preventing vehicles from accessing the bridge on Morley Drive. 2 Rigorous monitoring and control of any asbestos on the site .
21.	25/4242	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Discharge of conditions 6, 7, 9, 20 and 26 on approved application 24/2497C -	No Objection

9. Neighbourhood Plan

PLN/20/2526 resolved to receive the verbal update from the Chief Officer

10. Licensing Applications

None.

11. Nightingale Land Public Consultation: Land South of Sandbach Road

PLN/21/2526 resolved that the response to planning application 25/3498 (**Objection – intrusion into open countryside and impact on wildlife**), with the addition of the need to mention that the required infrastructure and additional services need to keep

pace with any development, which includes health and education, would be the response to the planning consultation.

12. Cheshire East New Local Plan Update

PLN/22/2526 resolved to defer this item to the council meeting scheduled for the 11th December 2025

13. Planning Applications Section 2

	App Ref	Location Details	Proposal	
1*.	25/3692	Land Off The Moorings, Hightown, Congleton, CW12 3UQ	Discharge of condition 11 on approved application 13/3517C -	No Objection
2.	25/3807	NatWest, 46 High Street, Congleton, Cheshire East, CW12 1BD	Provision of a ramp to facilitate access for wheelchair users and persons with ambulant disabilities.	Fully Support
3.	25/3844	5 Oakmont Close, Congleton, Cheshire East, CW12 3GU	The sycamore tree has developed a pronounced lean toward the property, raising concerns about its long-term structural stability.	Objection – applicant needs to seek professional advice
4.	25/3864	Vale Club		As section 1
5.	25/3929	7 The Mount, Congleton, Cheshire East, CW12 4FD	x1 Lime thinned to create 2m clearance, x1 Robinia to be removed	Approve the thinning of the lime tree and felling of the Robinia subject to it being replaced by 3 trees of a native species
6.	25/3984	17 Coniston Avenue, Congleton,	T1 + T2 Both Mature - Quercus robur Both trees to be pollarded by approximately 50% - to	No Objection

	App Ref	Location Details	Proposal	
		Cheshire East, CW12 4LY	reduce the chance of major limb failure	
7.	25/3990	John Morley Importers Limited, Morley Drive, Congleton, Cheshire East, CW12 3LF	Category B Tree Group G8 consisting of Hawthorn, Dogwood, Ash & Oak to be pruned/clipped on the North side back to the site boundary. between 5 and 6m ground clearance over site.	No Objection
8*.	25/3997	Land Between Manchester Road And Giantswood Lane, Hulme Walfield, Cheshire East,	Discharge of condition 9 on approved application 24/1511C -	No Objection
9*.	25/4022	Timbersbrook Edge Middle Lane, Congleton, Cheshire East, CW12 3PU	Discharge of Conditions 6 (Landscape), 8 (Biodiversity) and 9 (Boundary Treatment) on approval 24/0570C	No Objection
10.	25/4037	The Brambles, Mossley Hall Biddulph Road, Congleton, Cheshire East,	The proposed development involves the conversion of an existing double garage into two functional internal spaces.	No Objection
11*.	25/4088	3 Park Street, Congleton, Cheshire East, CW12 1EY	Proposed works: Roof covering replacement - Removal and replacement of the existing slate roof covering on a like-for-like basis, including associated leadwork.	No Objection

	App Ref	Location Details	Proposal	
12.	25/4098	25 Chatsworth Drive, Congleton, Cheshire East,	T1 Oak - Full crown deadwood removal	Defer to CEC Tree Officer
13.	25/4112	2 Leek Road, Congleton, Cheshire East, CW12 3HS	T1 - Scots Pine - fell due to deteriorating condition with the tree losing several large branches over the last 3 years or so.	No Objection subject to 3 replacement trees of a native species
14.	25/4113	Rear of 24 Blackshaw Close, To Minton Close, Congleton.	Oak Tag 5652 request to reduce crown by 1.5m in height and selective end weight reduction by up to 3m off laterals (reshape tree crown) post storm major failure 05.10.25 over domicile boundary.	Defer to CEC Tree Officer
15.	25/4155	81 Dobson Way, Congleton, Cheshire East, CW12 1GQ	Proposed semi-detached house on an infill plot adjacent no. 81 Dobson Way, Cinnamon Brow, Congleton, CW12 1GP	Objection – Loss of light, inadequacy of parking, layout and density- loss of public amenity space – unsafe access and egress
16*.	25/4174	Land Adjacent To No. 22 Woolston Avenue, Cheshire, CW12 3DY	Discharge of conditions 4,7,11,12,17 and 18 on approval 21/0579C: Proposed residential development of 6No. one-bed apartments.	No objection
17.	25/4179	John Morley Importers Limited Morley Drive, Congleton, Cheshire East,	Discharge of conditions 5,21,23 and 29 on approval 24/2497C: Demolition of existing buildings and regeneration of site to	As section 1
18*.	25/4190	40 Cross Lane, Congleton, Cheshire East, CW12 3JX	Discharge of conditions 3, 5, 8 and 10 on approval 24/4127/FUL - APP/R0660/W/25/3363785	No Objection

	App Ref	Location Details	Proposal	
19*.	25/4212	77b Sandbach Road, Congleton, Cheshire East, CW12 4TF	Proposed extension and alterations to the existing dwelling.	No Objection
20*.	25/4213	2 Cedar Court, Congleton, Cheshire East, CW12 3JP	Proposed single-storey rear extension, two-storey side extension and new dormer to front elevation.	No Objection
21.	25/4242	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Discharge of conditions 6, 7, 9, 20 and 26 on approved application 24/2497C - Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses	As section 1
22.	25/4268	Seventh Heaven Bridal Ltd, 63 Lawton Street, Congleton, Cheshire East,	Prior approval for the change of use from commercial use to residential use	No Objection
23.	25/4316	28 Cross Lane, Congleton, Cheshire East, CW12 3JX	T1 oak - selectively reduce canopy by 2-3m. T2 lime - crown lift to 4m above ground level, selectively reduce western garden side of canopy by 2-3m and reduce back from property to give 2m clearance.	No Objection

Meeting ended at 9.35 pm

Chair
Cllr Amanda Martin

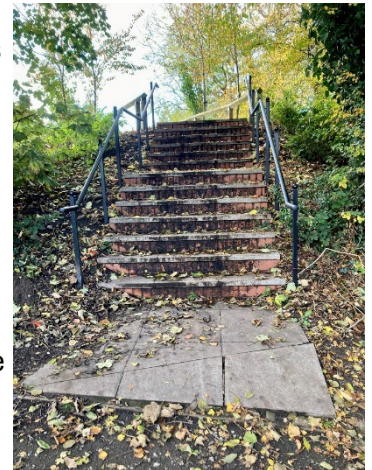
Appendix 1

Val Scaresbrook speaking on behalf of Congleton Sustainable Travel – part of Congleton Climate Action.

As many here will know, our group of volunteers has been spending much time and effort working on the removal of legacy obstructions to walking, wheeling and cycling. However, we are dismayed and frustrated by new obstructions to accessibility appearing, entailing even more time and effort to have them changed.

New obstructions might be due to planning officers being unaware of the problems they cause, or being unaware of the Equality Act 2010 requirements, or not spotting the details when processing applications. Also, when developers apply for a variation, it is easy to overlook any tiny changes not mentioned in the description of the major focus.

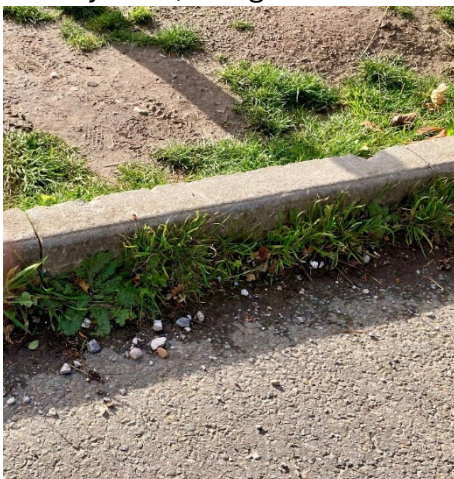
One example of this is the steps at the end of a row of bungalows. The change of height here was originally planned as a ramp, but in a later approved amendment for additional housing in another part of the estate, the ramp was changed to steps. No one noticed. So we have no recourse to planning enforcement. The developers did eventually agree to create a ramp close by, but because one householder objected, they didn't go ahead.



Another example is a road designated as an emergency access road plus a walking and cycling route. This has been unsuitably surfaced with grasscrete that has not been backfilled, so it's unpleasant to walk over, and impossible to push buggies and wheelchairs along. There is also a kerb at one end that projects above the access road and the highway, creating another obstruction, not least to an ambulance with a patient on board. But the approved plans did not specify detail such as a dropped kerb or backfilling. So we have no recourse to planning enforcement. However with this example, we are pursuing other options.



Howey Lane, Congleton



The question for this committee is if you could please all be alert to the Equality Act 2010 and Active Travel England's recommendations for walking and wheeling routes on developments, including being step-free and with continuous surfaces? Please consider accessibility details when you scrutinise planning applications, and highlight impracticalities, or non-compliance, or both, when you comment. Please also look for small parcels of 3rd party land that prevent connectivity for shortcuts and quiet routes for walking, wheeling and cycling, and consider objecting to the whole scheme unless this is addressed.

Reference:

Active Travel England. 'Planning for Active Places.' Available at: <https://www.activetravelengland.gov.uk/planning-active-places> (Accessed 5th Nov 2025)

Appendix 2

PLANNING COMMITTEE MEETING S106 - NOVEMBER 2025

On 15th September, 2025, I sent a Freedom of Information Request asking :

Firstly, the deadline by which a S106 development must commence before it is deemed out of time and therefore unable to commence legally.

Secondly, for four specific S106 planning applications which Cheshire East had advised had not started, whether they were out of time.

Thirdly, for one specific S106 planning application which Cheshire East had advised that they did not know if it had started, whether it was out of time.

Fourthly, broad brush details about the additional resources that Cheshire East advised had recently been added to the S106 Team, including when and the benefits that these additional resources would bring.

Cheshire East aim to respond to Freedom of Information Requests within 20 Working Days. However, on Working Day 22, they advised that they needed additional time to respond. They advised that under the Regulations, they are allowed 40 Working Days, but they added, "Please be assured that this does not mean that we intend to take this long to respond."

Working Day 40 was yesterday, 12th November, 2025 and as far as I am aware, they have not responded.

This afternoon, I wrote to Cheshire East stating that this Freedom of Information Request relates to issues that I am acting on behalf of Congleton Town Council and is an item on tonight's agenda of a Congleton Town Council meeting, in which I was to advise the other Congleton Town councillors of their response to this Freedom of Information Request.

I advised that it never crossed my mind that Cheshire East Council would fail to respond within 40 working days.

I added that I am sure that the other Congleton Town councillors will be as disappointed as I am that I am unable to provide an answer to this Freedom of Information request sent on their behalf, going all the way back to 15th September 2025.

I asked them to urgently advise the exact date on which this overdue response to Freedom of Information Request No 31704977 will be received.

Councillor Robert Douglas
13th November, 2025