



<b>Title</b>	<b>Planning Committee</b>
Date of Meeting Time	23 April 2026 7:00pm
Status	<b>Final Minutes</b>
Reference Documents	<a href="#">Agenda Papers for Planning – 23 April 2026</a>

### Attendance

<b>Committee Members</b>	Cllr Amanda Martin (Chair) Cllr Charles Booth (Vice Chair) Cllr Rob Moreton Cllr Liz Wardlaw Cllr Kay Wesley
<b>Ex Officio</b>	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
<b>Non-Committee Members</b>	Cllr Glen Williams
<b>Officers</b>	David McGifford (Chief Officer) Jess Thyer (Officer)
<b>Members of the Press</b>	0
<b>Members of the Public</b>	1 Peter Aston

### 1. Apologies for Absence

Apologies were received from Cllrs R Douglas, D Brown, M Edwardson and S Akers Smith

### 2. Minutes of Previous Meetings

**PLN/33/2526 resolved** to approve and sign the Planning Committee minutes held on 19<sup>th</sup> March 2026 as a correct record.

### 3. Declarations of Interest

Declarations were received by Cllrs Rob Moreton and Liz Wardlaw on matters relating to Cheshire East. Cllr Rob Moreton choose to vacate the room for applications 23 & 25  
Cllr Charles Booth declared a pecuniary interest in planning applications 12 & 13

Cllr Robert Brittain declared a non-pecuniary interest in planning applications 23 & 25

#### **4. Outstanding Actions**

Vehicles accessing Morley Drive – Cllr Wesley advised that the no entry signage had been moved to the entry of Morley Drive which appears to have resolved the issue.

#### **5. Questions from Members of the Public**

Peter Aston advised the committee about the Old Saw Mill John Holford Community Gardens project – see appendix 1

#### **6. Urgent Items**

None

#### **7. Planning Enforcement**

To receive any updates on enforcement matters.

##### **7.1 Astbury Place / Congleton Park**

The Chief Officer advised that he had not received any further updates on this matter

##### **7.2 Section 106**

There were no further updates received

#### **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 Update**

- We have received the updated plan from the designer with amendments as instructed by the Examiner
- Greg (CEC) undertaking final review before going to referendum
- Once done so, CE will begin an Officer Decision Record, recommending the NP move forward and a local referendum be held.
- This decision is then signed off by the Head of Planning.
- The elections team will then take things from there.

- Greg has asked them about their current work capacity and get a likely time period for referendum.

## 10. Licensing Applications

There were no licensing applications

## 11. Planning Applications Section 2 (Enclosed)

**PLN/34/2526 resolved** to remove the stars from applications 7,15 and 28 all remaining starred items noted as no objection

W/C 16<sup>th</sup> March – 13<sup>th</sup> April

	<b>App Ref</b>	<b>Location Details</b>	<b>Proposal</b>	
1.	<a href="#">26/0447</a>	15 Isis Close, Congleton, Cheshire East, CW12 3RT	2 x lime trees - to reduce both lime trees in the rear garden back to previous pollard points.	No Objection
2.	<a href="#">26/0678</a>	1 Swan Bank, Congleton, Cheshire East, CW12 1AL	Class change from Class E to Class C1 - conversion of existing shop unit to 5 self-contained living units.	No Objection
3*.	<a href="#">26/0900</a>	71 Kestrel Close, Congleton, Cheshire East, CW12 3QX	Proposed single storey rear extension.	No Objection
4*.	<a href="#">26/0906</a>	7 Stopsley Close, Congleton, Cheshire East, CW12 4PB	Proposed demolition of existing conservatory and single storey side extension.	No objection
5*.	<a href="#">26/0918</a>	Hawthorne Cottage Tunstall Road, Congleton, Cheshire East, CW12 3QB	Erection of Single Storey Side Extension	No objection

	<b>App Ref</b>	<b>Location Details</b>	<b>Proposal</b>	
6*.	<a href="#">26/0978</a>	20 Homestead Drive, Eaton, Congleton, Cheshire East, CW12 2GT	Certificate of lawful development for proposed erection of rear single storey extension.	No objection
7.	<a href="#">26/0985</a>	Keepers Cottage Sprink Lane, Congleton, Cheshire East, CW12 3PF	Proposed side extension.	No objection
8.	<a href="#">26/0986</a>	1 Swan Bank, Congleton, Cheshire East, CW12 1AL	Listed building consent for Class change from Class E to Class C1 - Conversion of existing shop unit to 5 self-contained living units.	No Objection
9*.	<a href="#">26/0996</a>	8 Park Lane, Congleton, Cheshire East, CW12 3DN	First floor extension over existing side extension. Building set back from existing property and in line with the existing side extension	No objection
10.	<a href="#">26/1022</a>	March Cottage Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Discharge of condition 5 on approval 25/0847/VOC - Variation of condition 1 on approved application 24/1779C - Proposed pair of semi-detached houses (2no. dwellings)	No Objection
11*.	<a href="#">26/1042</a>	Heliosa Nursing Home, 54 Boundary Lane, Congleton, Cheshire East, CW12 3JA	Replacement of existing conservatory with new flat roof structure, installation of new windows and doors, and associated alterations to external elevations.	No objection
12.	<a href="#">26/1044</a>	25 Kestrel Close, Congleton, Cheshire East, CW12 3FA	Crown Reduction: Reduce the overall crown by 1.5 metres, maintaining natural shape and form. Crown Lift: Raise the crown to 2 metres above ground level by	No Objection

	<b>App Ref</b>	<b>Location Details</b>	<b>Proposal</b>	
			removing secondary branches only.	
13.	<a href="#">26/1047</a>	25 Kestrel Close, Congleton, Cheshire East, CW12 3FA	Crown Reduction: Reduce the overall crown by 1.5 metres, maintaining a balanced, natural shape. Deadwood Removal: Remove all dead, dying and fractured branches throughout the crown.	No Objection
14.	<a href="#">26/1048</a>	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Beech tree - Crown Lift: Raise the crown to 7 metres above ground level by removing selected lower secondary branches, ensuring a balanced and proportionate canopy. Deadwood Removal: Remove all dead, dying and fractured branches throughout the crown.	No Objection
15.	<a href="#">26/1064</a>	Keepers Cottage Sprink Lane, Congleton, Cheshire East, CW12 3PF	Listed building consent for proposed side extension.	No objection
16.	<a href="#">26/1078</a>	73 Park Lane, Congleton, Cheshire East, CW12 3DD	Replacement garage, single storey and first floor side/rear extensions.	No Objection
17*.	<a href="#">26/1093</a>	68 St Johns Road, Congleton, Cheshire East, CW12 2AU	Proposed two storey side extension with internal alterations.	No objection
18.	<a href="#">26/1102</a>	1 Ullswater Road, Congleton,	Tag 5249 resting on utility line with heavy ivy and decay in stem/	No Objection

	App Ref	Location Details	Proposal	
		Cheshire East, CW12 4LX	base (Hedgerow remanent) Section Dismantle/ Fell.	
19.	<a href="#">26/1104</a>	1 Ullswater Road, Congleton, Cheshire East, CW12 4LX	TPO Mature Oak recommend reduce overall crown by 2.5m from tips including top. Lower lateral limbs at approx 5m South towards house may be left to aid wind dissipation.	No Objection
20.	<a href="#">26/1192</a>	41 Birch Road, Congleton, Cheshire East, CW12 4NN	Application to remove or thin the branches that fall into my property. I often find excessive acorns and leaves, during October and November period. I feel that Crown thinning, Lifting and reduction works for areas of the tree that grown in my property.	<b>OBJECTION</b> as tree is in good health
21.	<a href="#">26/1193</a>	23 Newby Court, Congleton, Cheshire East, CW12 4JS	Installation of a boundary fence around additional land purchased to the rear of the garden of the property.	No Objection
22*.	<a href="#">26/1260</a>	14 William Street, Congleton, Cheshire East, CW12 2EY	Two-storey side extension	No objection
23.	<a href="#">25/1099</a>	Beech House, 20 Buxton Road, Congleton, CW12 2DT	Hybrid Planning Application comprising: Full application, site area 7,592m <sup>2</sup> in respect of the conversion of a former workshop into 4 supported housing units (UseClassC2) and 8 new-build supported housing units (UseClassC2) with new access road and associated landscaping and; Outline application, site area	<b>Objection</b>  Safety Issues remain with access and egress to and from the proposed development as well as access routes for construction traffic.  Overdevelopment in a green corridor impacting negatively

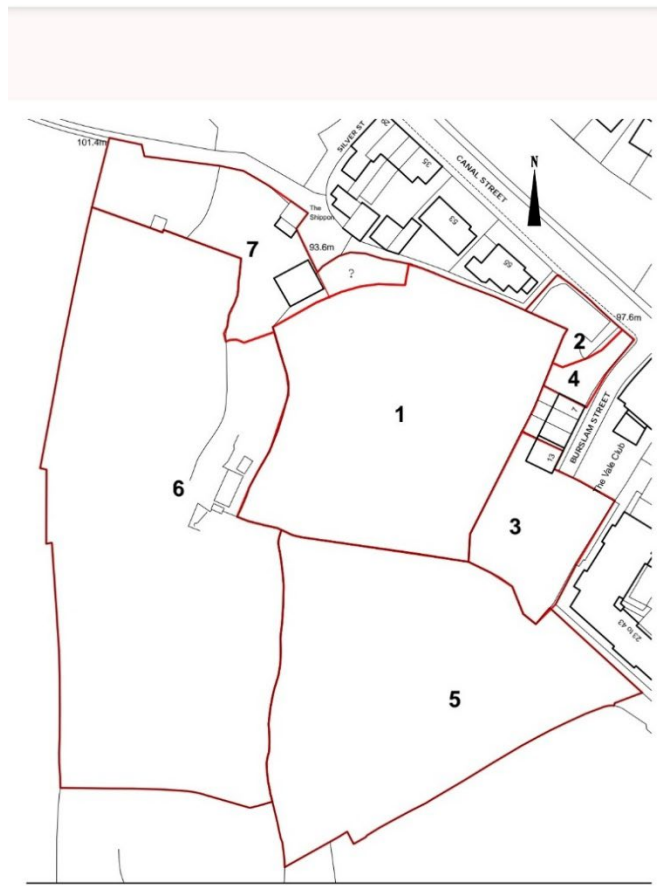
	App Ref	Location Details	Proposal	
			4,276m <sup>2</sup> with all matters reserved except for access for a care home(UseClassC2).	in terms of a loss of nature and biodiversity.  Premature development and disturbances associated with intended use
24*.	<a href="#">26/1092</a>	21 Coniston Avenue, Congleton, Cheshire East, CW12 4LY	Single storey front porch with front facing door	No objection
25.	<a href="#">25/1991</a>	Beech House, 20 Buxton Road, Congleton, Cheshire East, CW12 2DT	Listed Building Consent for hybrid Planning Application comprising: Full application, site area 7,592m <sup>2</sup> in respect of the conversion of a former workshop into 4 supported housing units (UseClassC2) and 8 new-build supported housing units (UseClassC2) with new access road and associated landscaping and; Outline application, site area 4,276m <sup>2</sup> with all matters reserved except for access for a care home(UseClassC2).	<b>Objection</b>  Safety Issues remain with access and egress to and from the proposed development as well as access routes for construction traffic.  Overdevelopment in a green corridor impacting negatively in terms of a loss of nature and biodiversity.  Premature development and disturbances associated with intended use
26.	<a href="#">26/1109</a>	Bullmoor Farm, Weathercock Lane, Congleton, Cheshire East, CW12 3PZ	Proposed construction of stables, tack room and feed store.	No Objection
<b>Additional Planning Applications</b>				
27.	<a href="#">26/1233</a>	Mangold Bank Cottage, Middle Lane, Congleton,	Demolition of existing two storey semi-detached dwelling and a single storey detached garage. Erection of a one and a half storey	

	App Ref	Location Details	Proposal	
		Cheshire East, CW12 3PU	detached dwelling and a single storey detached garage.	No Objection
28.	<a href="#">26/1288</a>	Land North Of Moss Lane, Eaton, Cheshire East, CW12 2PQ	Technical details consent application pursuant to permission in principle application reference 25/3371/PIP for the construction of one new dwelling.	<b>Objection</b> Due to building on open countryside which is part of an ecological sensitive area

### Appendix1

#### John Holford Community Gardens:

← Land to S of Canal St... ☆ ⋮



LAND TO SOUTH OF CANAL STREET, BETWEEN SILVER STREET AND BURLAM STREET  
LAND OWNERSHIP PARCELS



**Background:**

As the Old Saw Mill was closing conversations were ongoing with the John Holford Charity about land it owned on Canal Street, parcel of land 1 on the map above. The Charity had tried for a number of years to sell the land for commercial development, but nothing had emerged. Trustees at the charity were interested in the OSM’s ideas and offered the land to us for a peppercorn rent for 125 years if we could put a plan together to make use of it.

There was a catch, access to the land was via parcel 2 and this is owned by CEC.

People know the Old Saw Mill, as was, as a community hub – café and meeting space. It was forced to close at the end of 2024, in the midst of much inevitable emotion, due to rising costs threatening insolvency.

The Old Saw Mill meals to socially isolated people in Congleton was transferred very successfully to the Town Hall, the apple juice project was subcontracted to its ‘old suppliers’ – Dunham Apples’.

However, the work we couldn’t replicate was the hub’s ability to provide comradery and experience for volunteers of all ages and challenges.

We plan to use the land to fulfil this significant demand.

If we can demonstrate value in the community gardens space over the next couple of years, we will then assess the need for a community hub on the land, and seek the necessary considerable funds to bring such a project to life.

**Parcel of land 2:**

Thanks to help from Heather Seddon, CEC have given us access across their land for 125 years for £1 per year.

**Community Gardening:**

It is generally accepted that community gardening, as apposed to allotments, can be organised as a very valuable way of supporting people with a variety of challenges.

We are advised that planning permission is not required to convert a piece of land into community gardens, just the owners permission, which of course we have. Adding buildings opens up the need for planning permission. A tool shed, small container is not likely to require planning permission we are advised, but as soon as the shed becomes a meeting or resting space then planning permission will be necessary.

That's how we are approaching using this land, letting the project grow organically, if you'll forgive the pun!

**Public involvement:**

There are a number of dwellings surrounding the land and before we do anything we are talking to these residents to take their views into account. It's worth knowing that a commercial development of 14 houses was tabled but never pursued.

Once the residents have added their views we shall arrange a public meeting to seek a band of willing volunteers to create the gardens. We already have a man and a digger who lives on Canal Street ready to get started!

We recognise that this is not an easy piece of land to develop but its free.....

Peter Aston,

Chair, The Old Saw Mill.

**Chair**

**Amanda Martin**