



Congleton Town Council

Title	Planning Committee
Date of Meeting Time	08.01.26 7.00 pm
Status	Final Minutes
Reference Documents	Agenda Papers for Planning – 8th January 2026

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Charles Booth (Vice Chair) (left meeting at 8.10 pm) Cllr Robert Douglas Cllr Rob Moreton Cllr Liz Wardlaw Cllr Kay Wesley
Ex Officio	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
Non-Committee Members	Cllr Glen Williams
Officers	David McGifford (Chief Officer)
Members of the Press	0
Members of the Public	0

1. Apologies for Absence

Apologies were received from Cllr Mark Edwardson.

2. Minutes of Previous Meetings

PLN/23/2526 resolved to approve and sign the Planning Committee minutes held on 13th November 2025 as a correct record.

3. Declarations of Disclosable Pecuniary Interest

Declarations were received by Cllr E Wardlaw (CEC) and Cllr C Booth, Non Pecuniary re application 3 - 25/4925.

4. Outstanding Actions

Chief Officer to generate a small task and finish group to draw together proposals to utilise the available £30k Section 106 monies.

5. Questions from Members of the Public

None.

6. Urgent Items

None.

7. Planning Enforcement

7.1 Astbury Place / Congleton Park

No reported progress on the outstanding request for information relating to the installation of a footbridge funded by developer contributions / S106.

7.2 Section 106

Cllr Douglas provided an update on progress on his engagement with_CEC – see Appendix A

8. Planning Applications Section 1

No applications were brought forward.

9. Neighbourhood Plan

The Chief Officer provided a verbal update on the progress of the Independent examination of Congleton Neighbourhood Plan.

10. Licensing Applications

PLN/24/2526 resolved to approve Bracken Barn, Holmes Chapel Road, Congleton, CW12 4SN.

PLN/25/2526 resolved to approve The Edge Distillery, Units 2 & 3 Alcumlow Hall Farm, Chance Hall Lane, Astbury, CW12 4TL.

PLN/26/2526 resolved to approve ESQUIRES COFFEE, UNIT B, 74 MANCHESTER ROAD, CONGLETON, MANCHESTER, CW12 2HT.

11. Planning Applications Section 2

PLN/27/2526 resolved to remove the star from numbers 6 and 11, and that all remaining starred items have No Objection.

	App Ref	Location Details	Proposal	
1.	25/3843	7 Bradbury Gardens, Congleton, Cheshire East, CW12 3SR		No Objection
2.	25/4201	Ormiston Way, Congleton	T1 Oak (28984) - Selective pruning T2 Sycamore (29014) - Crown lift to approximately 3m.	No Objection
3.	25/4295	75 Park Lane, Congleton, Cheshire East, CW12 3DD	To reduce the height of the canopy by approx 2 to 3 metres, and to further reduce a lateral branch extending from the failure.	No Objection
4.	25/4296	23 Longdown Road, Congleton, CW12 4QH	Proposed Works – Crown Lifting on approximately five mature alder trees	No Objection
5.	25/4324	3 Ryedale Way, Congleton, Cheshire East, CW12 3SX	T1- mature oak tree in good health, we would like to carry out a 1 to 2m selective crown reduction	No Objection

			T2 - mature oak with the same work to be carried out as T1	
6.	25/4366	Building To The North Of Moss Lane, Eaton, Cheshire East,	Re-use, extension and alteration of the building as a C3 dwelling.	OBJECTION on the grounds of Disturbance and loss of peat soils and creeping development of a site in open countryside on a quiet road.
7.	25/4403	Congleton Lawn Tennis Club West Street, Congleton, Cheshire East, CW12 1JR	The proposal is to add floodlighting to three tennis courts (courts 7, 8 & 9) in compliance with the Lawn Tennis Association's recommended standards.	No Objection
8*.	25/4446	11 Nelson Street, Congleton,	Lawful Development Certificate for proposed new front door and windows	No Objection
9*.	25/4451	5 Suffolk Close, Congleton,	Ground floor rear extension to dwelling.	No Objection
10*.	25/4463	45 Back Lane, Congleton, Cheshire East, CW12 4PY	Proposed two-storey side extension with internal alterations	No Objection
11.	25/4469	Fox Hollow, 1 Leek Road, Congleton, Cheshire East, CW12 3HS	Variation of condition 4 - approved plans on application 20/1614C - APP/R0660/W/22/32955 80.	OBJECTION on the removal and loss of additional trees and hedges and noting that the requirement in the officer's decision for Planning Application Ref 25/2066 to plant a minimum of six mixed native species trees along Leek Road does not appear to have been included in this planning application

				Highway safety concerns on access and egress from the site onto Leek Road
12.	25/4546	Nobanno Restaurant, Astbury Lake Newcastle Road, Astbury, Congleton, Cheshire East, CW12 4HL	Reserved Matters sought for approval of 22/0621C are Layout, Scale, Appearance & Landscaping	OBJECTION on the grounds of overdevelopment of the site, the 3 storey proposed buildings should be no more than 2 storeys high. Almost none existent landscaping proposals, current trees need retaining and new trees with TPO's need planting for screening purposes
13*.	25/4591	6 - 8 Colehill Bank, Congleton, Cheshire East, CW12 3AD	Discharge of condition 4a on approval 25/2105/HOUS: Single storey rear extension, dormer extension and detached garage.	No Objection
14*.	25/4603	St James House, 14 Moody Street, Congleton, Cheshire East, CW12 4AP	Certificate of lawful development confirming that the property has lawful use as a dwelling house following change of use application 16/1313C and the continued use as a dwelling for more than four years.	No Objection
15.	25/4638	Sycamore Gardens Quarry Close, Congleton, Cheshire East, CW12 3GS	Proposed replacement of existing gates for new fence and low level wall.	OBJECTION The historic gates of Mossley House date back to the Victorian era and require preservation. The proposed destruction of the gates will result in the loss of street scene and important heritage which should be protected
16.	25/4648	Land Between Manchester Road And, Giantswood	Discharge of conditions 7 and 8 on approval 24/1511C	No Comment

		Lane, Hulme Walfield,		
17*	25/4660	7 Suffolk Close, Congleton, Cheshire East, CW12 1SQ	Single-storey rear extension inc. First floor extension over garage and porch.	No Objection
18.	25/4661	30 Hulton Close, Congleton, Cheshire East, CW12 3TF	Tree works to 2 Lime trees (A1) 2 Oak trees to crown raise to approximately 6m above ground level,	No Objection
19.	25/4673	Vale Allotments Site, Off Vale Walk, Congleton, CW12 4AG	Tree 2: Acer pseudoplatanus - Fell close to ground level, and kill the stump to prevent regrowth. Wood from the felled tree will be kept on site for biodiversity benefits.	No Objection
20*	25/4686	5 Daisy Place, Congleton, Cheshire East, CW12 4ZT	Single-storey extension to the rear of the dwelling.	No Objection
21.	25/4687	Vale Allotments Site, Off Vale Walk, Congleton, CW12 4AG	Tree 4 shown on the plan is a self-sown sycamore with a dbh of about 220 mm that is growing from a stone retaining wall supporting land belonging to 15 Moody Street, Congleton. The tree is leaning into the Vale Allotments site as a result of the collapse of the wall it is growing on	No Objection

			due to the fall, a few years ago, of another, larger sycamore (tree 3 on the plan). As the location of tree 4 is also unsustainable, it is proposed to fell the tree and treat the stump to prevent regrowth.	
22*.	25/4690	1 Swaledale Avenue, Congleton, Cheshire East, CW12 2BY	Certificate of lawful proposed development of a single-storey rear extension	No Objection
23*.	25/4696	The Winchester, 167 St Johns Road, Congleton, Cheshire East, CW12 2EH	Proposed Single Storey Rear Extension.	No Objection
24.	25/4716	11 Newby Court, Congleton, Cheshire East, CW12 4JS	Prior approval for a Single Storey Rear Extension forming relocated kitchen/dining, new study, bedroom & shower-room	No Objection
25.	25/4760	John Morley Importers Limited, Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approval 24/2497C	No Objection to the transfer of the generator. Noted that 3 Cypress Trees and mixed species hedge are being removed, these will need to be replaced basis on a 3 to 1 basis as per Congleton town Council Policy
26.	25/4536	Land West Of Forge Lane,	Permission in principle for the erection of	Objection This is a designated local wildlife site and an ecological network core area.

		Congleton, CW12 4HF	residential development of not more than nine dwellings.	The proposal is not in accordance with CEC Policies SE3 and ENV1 and will result in a massive loss of biodiversity Additional housing on this site will add to existing highway safety issues and concerns on this narrow and steep lane.
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Appendix 1

PLANNING COMMITTEE MEETING S106 – 8th JANUARY 2026

On 23rd December, 2025, I received the response from Cheshire East to my Information Request/Complaint No 31704977 of 15th September 2025 about five specific planning applications, but their response was totally unacceptable.

Cheshire East Council aims to respond to freedom of information requests within 20 working days as a matter of best practice, but under the Regulations, Cheshire East is allowed to take up to 40 Working Days to respond.

On Working Day 65, Cheshire East wrote advising me and I quote:
"The service area has advised that work on the response is actively being carried out to ensure it is comprehensive and meaningful."

Cheshire East's promised response was finally received on 23rd December, 2025, which was Working Day 71, but it was not a "comprehensive and meaningful" response because it failed to answer my specific questions for two of the five S106 Planning Applications. The three planning applications for which I did receive a response:

09/3016C Kinsey Street Church, agreement dated 29th September, 2015, potential outstanding monies £ 16,709.47.

18/6374C Former Dane Bridge Mill Site, agreement dated 20th September 2019, potential outstanding monies £ 96,914.94.

13/1246C Former Dane Bridge Mill Site, agreement dated 11th March 2014, potential outstanding monies £ 24,129.45

The total potential outstanding monies for these three agreements was £ 137,753.86. Cheshire East in their tardy response advised that these three developments never commenced and therefore, should never have been included within the Financial Ward Reports of outstanding S106 monies.

I am convinced that there are very many other Cheshire East S106 agreements detailing substantial potential outstanding monies due from developers which are invalid because the projects never commenced. This means that Cheshire East has been merrily generating these Financial Ward Reports over many years, which overstated their incompetence in recovering outstanding S106 monies from developers.

If Cheshire East had long ago adopted the obvious course of removing all the invalid planning applications from the schedule of outstanding S106 monies, they would have been able to much more easily identify and pursue those S106 monies that are actually overdue from developers.

The two Planning Applications for which I did not receive an answer were both in respect of Bridestones Shopping Centre, Victoria Street:

09/1018C, agreement dated 13th February, 2012, potential outstanding monies £ 50,000.
12/1211C agreement dated 10th December, 2013, potential outstanding monies £ 20,000.
Cheshire East's response and I quote:

"The service area has advised that further examination is ongoing to understand which part(s) if any have been implemented in line with the planning permissions and associated S106 agreements.

Should either application be deemed to have expired, our records will be updated and they will be removed from the schedule of outstanding monies listed in the S106 Financial Ward Report."

To which I responded and I quote : "How on earth can you not be able to advise within 71 Working Days whether these two planning applications have even commenced and furthermore, if they have, whether and how much of the S106 outstanding monies are overdue for payment?"

In my opinion, your failure within 71 Working Days to provide the answers to the simple questions I asked about these two specific planning applications is down to either sheer incompetence or being deliberately obstructive."

I have, therefore, advised Cheshire East that if I do not receive the promised "comprehensive and meaningful" response within the next twenty Working Days in respect of these two planning applications 09/1018C and 12/1211C, then I will be left with no alternative but to lodge a serious complaint with a higher authority.

This still leaves outstanding the issue of the nine Congleton S106 Developments with outstanding potential monies totalling £ 661,910.08 which Cheshire East categorised as "Chase Developer where known payment trigger has been set". Later this year, I will raise with Cheshire East how much of this sum has been recovered and how much of this sum that remains unpaid is overdue for payment.