



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

28th August 2025

Dear Councillor

Planning Committee Meeting – Thursday 4th September 2025

You are summoned to attend a meeting of the Planning Committee on **Thursday 4th September 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

Tel: 01260 270350

Email: info@congleton-tc.gov.uk www.congleton-tc.gov.uk



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 7 August 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 Report Attached

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)

To approve the Congleton Neighbourhood Plan for regulation 15 submission.

10. Licensing Applications

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

Congleton Park Pavilion, CW12 1JG

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003 NOTICE is hereby given that we, Everybody Health & Leisure have applied on 11th August 2025 to Cheshire East Council in respect of the premises known as Congleton Park Pavilion, CW12 1JG for a premises licence to provide the following licensable activities:

- Films, Live Music, Recorded Music Performance of Dance, Supply of Alcohol – Monday – Sunday – 10:00 – 23:00

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

Minutes of the Planning Committee Meeting held on 07.08.25

Please note – These are draft minutes and will not be ratified until the next meeting of the committee.

For the papers discussed at the meeting, [please visit Agenda & Papers 7th August 2025](#)

In attendance:

Committee Members: Councillors Amanda Martin (Chair)
Robert Douglas
Rob Moreton 7-10 pm
Liz Wardlaw
Mark Edwardson
Kay Wesley

Ex Officio Cllr Suzy Firkin (Deputy Mayor)

Congleton Town Council David McGifford (Chief Officer)

Members of the press 0

Members of the public 0

1 Apologies for Absence

Apologies were received from Cllrs Dawn Allen, David Brown, Suzie Akers Smith and Ex officio Rob Brittain (Mayor)

2. Minutes of Previous Meetings

PLN/07/2526 resolved to [approve the planning meeting minutes of 10th July 2025.](#)

3. Declarations of Disclosable Pecuniary Interest

Cllrs Rob Moreton and Liz Wardlaw declared a non-pecuniary interest on matters related to Cheshire East Council.

4. Outstanding Actions

None

5. Questions from Members of the Public Maximum 15 Minutes

None

6. Urgent Items

None

7. Planning Enforcement

7.1 Astbury Place / Congleton Park

No further updates received since the July planning meeting

7.2 Section 106

Action – Re report provided by the Chief Officer, Cllrs requested that CEC be asked if any consultation has taken place with residents about the planned use of Section 106 Funds - **Report received from Cllr Robert Douglas.** Please see Appendices

8. Planning Applications Section 1

There were no applications brought forward

9. Neighbourhood Plan

The Chief Officer advised the following -

- Redesign work of the plan is in progress , incorporating amendments and additional imagery
- Will be brought to the Planning Committee for approval 4th September 2025
- Final document is submitted to Cheshire East Council (CEC)
- CEC will undertake a 6-week consultation – Regulation 16
- CTC / CEC to choose an examiner from three options provided by CEC
- Independent Examination
- Any amendments following examination/response to his/her report (CTC)
- Public referendum
- Neighbourhood Plan is made subject to a majority vote

Expected to be completed by the end of 2025

10. Licensing Applications

There were no licensing applications

11. Planning Applications Section 2

PLN/8/2526 Resolved that item 3 had its star removed and that all other starred items have no objection.

	App Ref	Location Details	Proposal	
1*.	25/0002	Howey House, 2 Howey Lane, Congleton,	Discharge of condition 4 on approval 24/2336C.	No Objection
2*.	25/2302	Land Off Reades Lane, Congleton,	Variation of condition 12 on	No Objection

	App Ref	Location Details	Proposal	
			approved application 22/	
3.	25/2356	7 Hinckley Court, Congleton, Cheshire East, CW12 4WE	Erection of single-storey rear extension and boundary alterations.	Raised concerns that the extension is very close to the plots boundary- CEC planning Officer needs to determine if the gap is acceptable
4*.	25/2402	27 Lamberts Lane, Congleton,	Variation of Condition 2 on 24/2246C -	No Objection
5*.	25/2415	Land Adjacent To No. 22 Woolston Avenue,	Discharge of Conditions 3, 14, 16, 19, on approved application 21/0579	No Objection
6.	25/2463	42 Moor Street, Congleton, Cheshire East, CW12 1QH	Conversion and extension of existing outbuilding into residential bungalow.	No Objection
7*.	25/2515	The Bungalow, Greenhouse Farm Sprink Lane, Congleton,	Certificate of lawful existing use as C2 - Residential institutions.	No Objection
8.	25/2590	16 Crescent Road, Congleton,	Lime trees x2 at the rear of No16 to be side reduced back to the boundaries to prevent overhanging branches and falling branches into the garden.	Concern this might provide a lob sided tree – defer to CEC tree officer to determine
9*.	25/2593	The Piano Pub, 12 Mill Street, Congleton,	Discharge of Condition on 24/5237/FUL	No Objection

	App Ref	Location Details	Proposal	
10*.	25/2613	2 Wharfedale Road, Congleton, CW12 2BP	Erection of replacement conservatory with single storey rear extension	No Objection
11.	25/2643	Astbury Mere Country Park Sandy Lane, Congleton, Cheshire East, CW12 4FP	Tree works to Sycamore tree (T1), consisting of lateral reduction of approximately 3-5m or 30% of the length to branches extending to the south	No Objection
12*.	25/2716	Macclesfield Canal Bridge Number 76 Severn Close, Congleton	Listed building consent for proposed resurfacing of bridge ramp including the incorporation of heel grips	No Objection
13*	25/2657	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	For Natwest Group: The vinyl in the front window is to be replaced	No Objection
14*	25/2957	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	For Natwest Group: Replacement of the external ATM to the right-hand side of the High Street elevation.	No Objection
15*	25/2955	Natwest, 46 High Street, Congleton, Cheshire East, CW12 1BD	No information	No Objection

Appendices re Section 106 updates

Planning Committee 7th August 2025 **Chief Officer** Section 106 responses from CEC

Page	Line	Application	Site address	Usage	£	Your comments ie spent on / to be spent on / unallocated funds
21	400	16/4558C	Land off Macclesfield Road	Outdoor sport and recreation	30,072.00	<p>S106 details - “<i>Organised Sport & Recreation for works of addition, improvement and enhancement to the sports pitches and sports facilities together with all proper and reasonable professional fees and admin expenses for tennis courts and multi-use games area and at playing fields within 3 miles of the Site for drainage and access improvements – 3 miles from the development</i>”</p> <p>The spend date for this is 2034 so we do not currently have a project scoped. We would welcome the Town Council's suggestions and we can look to add a project to our rolling four-year plan.</p>
76	1493	13/0922C	Land off Biggs way	Greenspace / open space	29,967.38	This is to be spent at Galloway Green, and a project is in development for delivery this financial year
57	1131	11/1484C	Land off Windsor Place	Sports recreation and play areas	4069..68	These remaining ones are a mixture of capital and revenue spend for Townsend Road. We will develop a schedule of work to be delivered this year.
60	1188	11/1484C	Land off Windsor Place	Open space	5253.56	
70	1391	11/1484C	Land off Windsor Place	Open space	2347.54	
78	1520	11/1484C	Land off Windsor Place	Sports and recreation/ play areas	13249.00	

Awaiting feedback on Highways, public realm and bus stops

PLANNING COMMITTEE – AGENDA ITEM 7.2 SECTION 106 7TH AUGUST 2025

At last month's meeting, I advised that I had extracted the relevant details analysed by planning application, of which there are 14, on a spreadsheet, in respect of those potential monies not received, that are the same in both the April 2025 and the October 2024 S106 Financial Ward Reports.

This list consists of 40 individual amounts for these 14 planning applications, totalling about £ 870,000, all except approximately £ 65,000 relate to S106 agreements signed over five years ago.

On 7th July 2025, I sent Cheshire East this detailed analysis in a logical order in a Freedom of Information request asking whether these funds have since been received and if not, are they overdue and if they are overdue, when Cheshire East anticipate receiving these potential funds.

Cheshire East advised that the deadline for Cheshire East to respond to this Freedom of Information request was last Monday, 4th August 2025.

However, I have not yet received a response, so this afternoon, I sent a follow-up E-mail asking when Cheshire East anticipates providing a detailed response.

I advised at last month's meeting that I contacted the relevant Service Owner about six items of available funds relating to Education totalling about £ 268,000 in the October 2024 list that do not appear at all in the April 2025 list on whether they have been spent or allocated.

I have not yet received a response but the individual concerned has been away on holiday for two weeks. If I do not receive a response by the end of the month, I will send her a follow-up E-mail.

I know our Chief Officer has been following up with Cheshire East the Available Funds, excluding Health, on the April 2025 List which total £ 145,000.

Councillor Robert Douglas 7th August, 2025

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 Reg 15		
Update	<p>Urban Imprint has completed the draft Congleton's Neighbourhood Plan (CNP) and produced the following documents ready for Regulation 15 submission to Cheshire East Council.</p> <ol style="list-style-type: none">1. Submission Draft CNP2. Consultation Report3. Basic Conditions Statement4. List of Reg 14 consultee details5. Environmental Assessment Statement6. Technical Baseline <p>You can view the submission draft of CNP on this link –</p> <p>https://www.congleton-tc.gov.uk/wp-content/uploads/2025/08/bdhuk-UI-CNP-2025-Reg15-v5.pdf</p> <p>The next steps are:</p> <ul style="list-style-type: none">• CEC will undertake a 6-week consultation – (Regulation 16) The council will invite all those who commented at Regulation 14 consultation to comment on the submission draft of CNP.• CTC / CEC to choose an examiner from the three options provided by CEC (Steering group will usually be given a choice of 3 to choose from).• Independent Examination – the examiner tests the CNP against the basic conditions and will either pass, fail or pass with conditions.• Amendments following the examination in response to the Examiner's report – Typically developed in collaboration with the steering group, but the final decision on how to address the Examiner's report rests with CEC.• Public referendum – All members of the electorate are required to vote.• Neighbourhood Plan is made subject to a majority vote.		
Financial Implications	None related to this report.		
Environmental Implications	None related to this report.		
Equality and Diversity	The plan needs to be accessible to all, which needs to be incorporated into the Regulation 16 Plan and the proposed methods of consultation. A fully accessible PDF version will be completed.		
Decision Requested	For the committee to agree to the submission of CNP and associated documents to Cheshire East Council (Regulation 15).		

Planning List WC 4th, 11th, 18th & 25th August

	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.
2*.	25/2105	6 - 8 Colehill Bank, Congleton, Cheshire East, CW12 3AD	Single-storey rear extension, dormer extension and detached garage.
3.	25/2311	Buglawton Hall School Residential Block Sprink Lane, Congleton, Cheshire East, CW12 3PF	Demolition of the existing dwelling and replacement with a new build dwelling.
4.	25/2595	NatWest, 46 High Street, Congleton, Cheshire East, CW12 1BD	Advertisement consent for the replacement of the external ATM and new signage
5*.	25/2729	41 Bailey Crescent, Congleton, Cheshire East, CW12 2EN	Erection of first-floor rear extension, and erection of single-storey front and rear extensions.
6.	25/2745	Land Between Manchester Road and Giantswood Lane, Hulme Walfield,	Discharge of Conditions 2 and 4 on approval 24/1511C for Reserved Matters application following Outline approval 17/1000C
7.	25/2819	Greystones Boundary Lane, Congleton, Cheshire East, CW12 3JA	Demolition of bungalow & garage and the construction of a detached four-bedroom dwelling.
8*.	25/2847	36 Melton Drive, Congleton, Cheshire East, CW12 4YF	single-storey rear extension
9.	25/2872	1 Blackshaw Close, Congleton, Cheshire East, CW12 3TB	Removal of deadwood and crown reduction by approx. 1m

Planning List WC 4th, 11th, 18th & 25th August

10.	25/2899	Bullmoor Farm Weathercock Lane, Congleton, Cheshire East, CW12 3PZ	Demolition of dwelling and outbuilding and the construction of a detached three-bedroom dwelling with associated landscaping.
11*.	25/2904	10 Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Internal remodel and 2 single-storey side extensions and an open porch to the front.
12*.	25/2909	The Hotspot, 26 High Street, Congleton, Cheshire East, CW12 1BD	Variation of condition 2 on approved application 20/5027C - Listed Building Consent for change of use to upper floors (1st & 2nd) to ancillary C3 accommodation, including new front external entrance door. Replacement of the existing extraction to rear elevation including installation of external staircase to rear.
13*.	25/2976	Oakwood Under Rainow Road, Congleton, Cheshire East, CW12 3PN	Erection of two storey side extension, erection of front porch and installation of front and rear roof slope dormer windows.
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.
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
16.	25/3046	Lamberts Lane Farm Lamberts Lane, Congleton, Cheshire East, CW12 4EP	Resubmission of Application 25/1256/HOUS for erection of single storey rear extension, erection of single storey side extension, erection of first floor

Planning List WC 4th, 11th, 18th & 25th August

			rear terrace area and erection of front porch.
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 additional living space, relocation of front door to the side elevation, erection of new masonry walling, application of render to both new and existing masonry walls, widening of existing driveway and installation of dropped kerb.
		Additional Planning List	
18*.	25/2913	11 Hertford Close, Congleton, Cheshire East, CW12 1TB	Proposed Car-Port
19*.	25/3159	7 Grasmere Avenue, Congleton, Cheshire East, CW12 4LZ	Erection of a single-storey front extension.
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.
21*.	25/3229	Oak Lea Lodge Crouch Lane, Congleton, Cheshire East, CW12 3PT	Erection of single storey garage extension.
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

Planning List WC 4th, 11th, 18th & 25th August

			formation of new access off Sandbach Road.
--	--	--	--