



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CILCA

6th November 2025

Dear Councillor

Planning Committee Meeting – Thursday 13th November 2025

You are summoned to attend a meeting of the Planning Committee on **Thursday 13th November 2025**, commencing at **7.45 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 16th October 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

There will be 15 minutes at each meeting to receive any questions from Members of the Public, either verbally at the meeting including those which have been received in writing 7 days prior to the meeting.

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 (Verbal)

Congleton Neighbourhood Plan regulation 16 consultation.

10. Licensing Applications

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

11. Nightingale Land Public Consultation: Land South of Sandbach Road (Enclosed)

Nightingale Land's proposals for a residential development of up to 90 homes at Sandbach Road, Congleton.

12. Cheshire East New Local Plan Update (To Follow)

To note Cheshire East Council's 'call for sites' as part of the development of the new local plan (as per the Environment and Communities Committee - Thursday, 13th November), which is expected to be adopted in late 2028. Several sites have been identified in Congleton for further development.

13. 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	16 th October 2025 7 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Agenda Papers for Planning – 16th October 2025

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Charles Booth (Vice Chair) Cllr Robert Douglas Cllr Mark Edwardson Cllr Rob Moreton Cllr Kay Wesley
Ex Officio	Cllr Robert Brittain (Mayor) Cllr Suzy Firkin (Deputy Mayor)
Non-Committee Members	Cllr Emma Hall
Officers	David McGifford (Chief Officer)
Members of the Press	0
Members of the Public	1

1. Apologies for Absence

Apologies were received from Cllrs Cllr Suzie Akers Smith, Cllr David Brown, and Cllr Liz Wardlaw.

2. Minutes of Previous Meetings

PLN/13/2526 resolved to approve and sign the Planning Committee minutes held on 4th September 2025 as a correct record.

3. Declaration of Disclosable Pecuniary Interests

Declarations were received by Cllrs Rob Moreton, Cheshire East Council and Kay Wesley, non-pecuniary on Planning application (25/3282) 6 Bradbury Gardens.

4. Outstanding Actions

See updates in item 7 Planning Enforcement.

5. Questions from Members of the Public

There were no questions from members of the public.

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 Robert Douglas provided an update to the committee – see Appendix 1

8. Planning Applications Section 1

PLN/14/2526 resolved to bring the item forward. Planning application 25/3691 – see Planning Application comments Section 2 item 30.

9. Neighbourhood Plan

PLN/15/2526 resolved to receive the report advising that the Neighbourhood Plan had progressed to Regulation 16.

10. Licensing Applications

PLN/16/2526 resolved to have no objection to the licensing application for Unit CP5, Glebe Farm, Astbury, Congleton CW12 4RQ.

11. Planning Applications Section 2

PLN/17/2526 resolved to remove the star from item 13 25/3351, and that all remaining starred items have No Objection.

Cllr Amanda Martin

	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.	No Objection
2*.	25/3122	Mangold Bank Cottage, Middle Lane, Congleton, 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.	CEC Decision Issued - Refused
3*.	25/3207	The Brambles, Mossley Hall Biddulph Road, Congleton, , CW12 3LZ	Lawful Development Certificate for proposed conversion of existing double garage into two functional internal spaces	No Objection
4*.	25/3215	Copeland And Craddock Limited Greenfield	Infill single-storey extension to existing single-storey office block	No Objection

	App Ref	Location Details	Proposal	
		Road, Congleton, CW12 4PX	with 1st floor office extension above.	
5.	25/3282	6 Bradbury Gardens, Congleton, Cheshire East, CW12 3SR	Tree work to fell Oak tree (T1)	Objection – Totally unnecessary loss of a tree. Advice needs to be sought from a professional body for treatment of the tree to deal with sugary extractions, potential insect infestations.
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)	No Objection
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	No Objection
8.	25/3339	Visions Of Earth, 77 West Street,	Advertisement consent for new business signage.	Defer to CEC Heritage Officer
9.	25/3340	Visions Of Earth, 77 West Street, Congleton, 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	Defer to CEC Heritage Officer

	App Ref	Location Details	Proposal	
10*.	25/3342	37 Blythe Avenue, Congleton, Cheshire East, CW12 4LQ	Erection of two storey side and rear extension.	No Objection
11*.	25/3345	Unit 2, Autocross Euroshel Limited Back Lane, Congleton, Cheshire East,	Conversion and extension of existing commercial units.	No Objection
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.	No Objection
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.	Defer to CEC Heritage Officer

	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	Objection – Intrusion into open countryside, loss of trees not in keeping with the area
15*.	25/3418	64 Longdown Road, Congleton, CW12 4QR	Erection of single storey rear extension.	No Objection
16*.	25/3421	101 Astbury Street, Congleton, , CW12 4EG	Certificate of proposed lawful use for proposed single story rear extension.	No Objection
17.	25/3457	Cross Street Garage Cross Street, Congleton, Cheshire East, CW12 1HQ	Proposed Redevelopment of Cross Street Garage to create 6 townhouses, including demolition.	Fully support , subject to satisfying concerns raised by the Environment Department in respect of ground contamination and the provision of adequate drainage.
18.	25/3458	Cross Street Garage, Cross Street, Congleton, , CW12 1HQ	Demolition - Proposed Redevelopment of Cross Street Garage to create 6 town houses, including demolition.	No Objection
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.	No Objection

	App Ref	Location Details	Proposal	
26.	25/3621	40 Melton Drive, Congleton, Cheshire East, CW12 4YF	Oak - Fell to low stump.	Objection as works are totally unnecessary
27.	25/3625	18 Lower Meadow Drive, Congleton, Cheshire East, CW12 4UX	T1and T2 Scotts Pine	No Objection
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	No Objection
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.	No Objection
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,	Objection – Intrusion into open countryside and overdevelopment of the area . Ongoing issue and continued risk with flooding and sewage leakage on Padgbury Lane. Highways

	App Ref	Location Details	Proposal	
			servicing and ancillary infrastructure.	safety issues with speeding cars adjacent to narrow pavements. Bat survey not undertaken and proposed damage to hedges to enable the erection of scaffolding
31*.	25/3835	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approval 24/2497C	No Objection
32*.	25/3641	Former Dane Bridge Mill Site Mill Street, Congleton, Cheshire East, CW12 1AG	Discharge of condition 20 on approval 21/4841C.	No Objection
33.	25/3787	75 Park Lane, Congleton, Cheshire East, CW12 3DD	Copper Beech (T1) - Crown lift canopy to approx 5m. Laburnam (T2) - remove - poor specimen, heavily leaning.	T1 No Objection T2 Leave decision to CEC tree officer. If felled request replacement with 3 trees of native species
34*.	25/3785	4 Clayton Avenue, Congleton, Cheshire East, CW12 2AY	Single-storey side extension to create a ground-floor bedroom to aid the comfort and safety of a disabled person	No Objection

	App Ref	Location Details	Proposal	
35.	25/3498	Land South Of Sandbach Road, Congleton	Screening Opinion relating to a proposed residential development at Sandbach Road, Congleton.	Objection – intrusion into open countryside and impact on wildlife

Appendix 1 - PLANNING COMMITTEE MEETING S106 - OCTOBER 2025

On 2nd September, 2025, I sent an update to the committee advising :

- I would be sending a further Freedom of Information Request asking whether the four Developments marked not started and the one marked check if development commenced were now deemed out of time and therefore, could not now legally commence.
- I would also be asking Cheshire East for additional information about the additional resources that have recently been added to the S106 Team.

I have not yet had a response from Cheshire East to these two Freedom of Information Requests, even though they were required to respond by yesterday. I will give Cheshire East a little more time before chasing them.

Following the last report that I submitted, I received a response on 4th September, 2025, from the Service Owner about the six lines of Available funds for Education totalling £ 267,825, which appeared in the October 2024 S106 Report but not in the April 2025 Report.

They advised that all this sum had been utilised before October 2024 and should not have appeared in the October 2024 Report.

They advised the Primary S106 contributions from Tall Ash Farm had been used to fund a Capital project at Buglawton Primary School and the SEN S106 contribution had been used to fund a Resource Provision at Shavington Primary, which is in Crewe.

I forward a copy of this response to committee members on 9th September, 2025.

Councillor Robert Douglas 16th October, 2024

Meeting ended 8.58 pm

Chair
Cllr Amanda Martin

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	13 th November 2025 7 pm	LOCATION	Congleton Town Hall
REPORT FROM	Cllr Amanda Martin		
AGENDA ITEM REPORT TITLE	11 Nightingale Land Public Consultation		
Update	<p>Public consultation for Nightingale Land's proposals for a residential development of up to 90 homes at Sandbach Road, Congleton.</p> <p>Site Location: Situating to the west of Congleton, the site (shown outlined in red) lies just outside of the settlement boundary defined in the Local Plan. The site is almost wholly situated within the Newbold Astbury-cum-Moreton Parish, albeit with a small area on the northern boundary of the site which falls within Somerford Parish. The site comprises agricultural fields, with agricultural out-buildings and hardstanding, measuring circa 4.9 hectares in total.</p> <p>Directly to the north and east of the site is land which is currently the subject of planning application 25/2500/OUT. This is a proposal for up to 120 homes, which is presently being determined by Cheshire East Council.</p> <p>It is proposed the site will be accessed through the creation of a new priority-controlled junction onto Sandbach Road. The existing access to the site would be retained for pedestrian access.</p> <p>View the Consultation Leaflet and Proposed site layout at https://www.lanetownplanning.co.uk/sandbachroad/</p> <p>How to Comment: The consultation period will be open until 14 November 2025. You can submit your comments: By email (preferred): consultations@nightingaleland.co.uk using "Sandbach Road, Congleton Consultation" as the email subject.</p> <p>By Post: Land South of Sandbach Road Consultation, Nightingale Land, Adlington House, Alexandria Way, Congleton, Cheshire, CW12 1LB</p>		
Financial Implications	None related to this report.		
Environmental Implications	None related to the report. The environmental impact of a new housing estate would need to be addressed in the consultation response.		
Equality and Diversity	None related to this report.		
Decision Requested	To form and submit a response to the planning consultation from Congleton Town Council.		

	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 - Outline application for erection of up to 230 dwellings, access, open space and associated landscaping and infrastructure
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.
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. Given its proximity to the building and the direction of its growth, there is a significant risk that, should the tree fail, it could cause substantial damage to the property and pose a safety hazard to occupants. Removal is recommended as a precautionary measure to mitigate future risk and ensure the safety of the premises.
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.
5.	25/3929	7 The Mount, Congleton, Cheshire East, CW12 4FD	x1 Lime thinned to create 2m clearance, x1 Robinia to be removed
6.	25/3984	17 Coniston Avenue, Congleton, Cheshire East, CW12 4LY	T1 + T2 Both Mature - Quercus robur Both trees to be pollarded by approximately 50% - to 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. Category C Tree Group G9 consisting of Hawthorn, Ash, Sycamore & Goat Willow to be pruned / clipped on the North side back to the site boundary. Category B Tree Group G10 consisting of Sycamore, Ash, Hawthorn, Rowan & Oak to be pruned / clipped on the North side back to the site

	App Ref	Location Details	Proposal
			boundary. Category B Tree Group G12 consisting of Ash, Hawthorn, Hazel, Yew & Oak to be pruned on north side by removal of low lateral and sub-lateral branches of up to 100mm diameter to obtain between 5 and 6m ground clearance over site.
8*.	25/3997	Land Between Manchester Road And Giantswood Lane, Hulme Walfield, Cheshire East,	Discharge of condition 9 on approved application 24/1511C - Reserved Matters application for appearance, landscaping, layout & scale following Outline approval 17/1000C for up to 500 dwellings, site for new primary school, local shopping facility together with associated open space, green infrastructure, pedestrian and cycle links
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
10.	25/4037	The Brambles, Mossley Hall Biddulph Road, Congleton, Cheshire East, CW12 3LZ	The proposed development involves the conversion of an existing double garage into two functional internal spaces. The scope of the work includes: New Living Area with En-Suite: One half of the garage will be transformed into a self-contained living area, suitable for use as a guest room or additional family accommodation. This space will include: A comfortable living/sleeping area. A new en-suite bathroom featuring a toilet, shower, and basin. Insulated walls, flooring, and ceiling to meet current building standards. Installation of a new window at the front of the property, replacing an existing garage door. Installation of a new entrance door from the existing hallway. Laundry Room: The other half of the garage will retain its existing use as a laundry/utility room. The room already has plumbing and electrical installations for a washing machine, dryer, and sink. Additional work to include: Installation of built-in storage and work surfaces. Installation of doorway to the side of the

	App Ref	Location Details	Proposal
			building. Insulation and finishing to meet domestic building standards.
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. All new materials will match the existing in appearance and specification. Chimney stack works - Dismantling and rebuilding/repairing the chimney stack as necessary, with finishes to match the original. Guttering replacement - Replacement of existing guttering across all elevations on a like-for-like basis.
12.	25/4098	25 Chatsworth Drive, Congleton, Cheshire East, CW12 4YE	T1 Oak - Full crown deadwood removal
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. Most recently in early October a branch had failed and rested on the branch below causing that to partially snap. Both branches were removed as they were above the front entrance to the property. Whilst removing them it was noted that they were unusually dry and light for Pine. It has not been possible to identify the specific cause but the tree does seem to be showing signs of stress and a decline in health.
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.
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

Planning List W/C 6th, 13th, 20th and 27th October

	App Ref	Location Details	Proposal
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.
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 Condition 21 - Habitat Management and Monitoring Plan Condition 23 - Ecological Enhancement Plan Condition 29 - Biodiversity Gain Plan
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