



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

24th December 2025

Dear Councillor

Planning Committee Meeting – 8th January 2026

You are summoned to attend a meeting of the Planning Committee on **Thursday 8th January 2026**, 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

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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 13th November 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)

Independent examination of Congleton Neighbourhood Plan.

10. Licensing Applications

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

Bracken Barn, Holmes Chapel Road, Congleton, CW12 4SN

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003

NOTICE is hereby given that I, Jack Whiston-Rowe of GSM Padel Ltd have applied on 25th November 2025 to Cheshire East Council in respect of the premises known as Bracken Barn, Holmes chapel road, Congleton, CW12 4SN. For a Premises license to provide the following licensable activities:

- Sale of alcohol by retail inside the premises & the consumption of alcohol inside the premises between the hours of 12pm and 10pm Monday to Sunday.

The Edge Distillery, Units 2 & 3 Alcumlow Hall Farm, Chance Hall Lane, Astbury, CW12 4TL

LICENSING ACT 2003: MINOR VARIATION OF PREMISES LICENCE

NOTICE is hereby given that I, Robert Tonge have applied on 21st December 2025 to Cheshire East Council in respect of the premises known as The Edge Distillery, Units 2 & 3 Alcumlow Hall Farm, Chance Hall Lane, Astbury, CW12 4TL. The minor variation seeks to change:

- Amendment to licence hours for the sale and supply of alcohol (on and off the premises) From: 12:00 to 21:00 Monday to Sunday To: 13:00 to 22:00 Monday to Sunday

ESQUIRES COFFEE, UNIT B, 74 MANCHESTER ROAD, CONGLETON, MANCHESTER, CW12 2HT

APPLICATION FOR A NEW PREMISES LICENCE LICENSING ACT 2003

NOTICE is hereby given that I, E C YORKSHIRE LTD have applied on 17TH December 2025 to Cheshire East Council in respect of the premises known as ESQUIRES COFFEE, UNIT B, 74 MANCHESTER ROAD, CONGLETON, MANCHESTER, CW12 2HT for a PREMISES LICENCE to provide the following licensable activities:

- RETAIL SALE OF ALCOHOL FOR CONSUMPTION ON & OFF THE PREMISES Monday to Sunday - 08.00 to 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

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

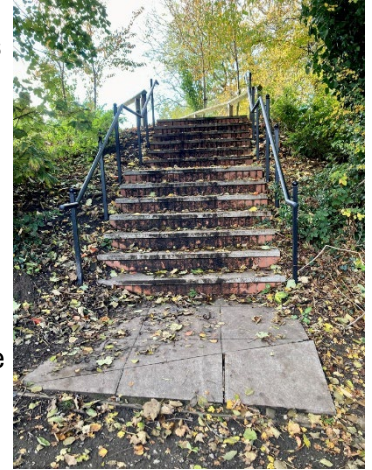
Appendix 1

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

	App Ref	Location Details	Proposal
1.	25/3843	7 Bradbury Gardens, Congleton, Cheshire East, CW12 3SR	We are applying for consent to carry out the following tree works on a protected oak tree: Crown Reduction: Reduce the overall crown by approximately 3 metres to manage size and maintain shape. Deadwood Removal: Remove deadwood throughout the canopy to improve safety and tree health. Works will be carried out in accordance with BS3998:2010 Tree Work – Recommendations
2.	25/4201	Ormiston Way, Congleton	T1 Oak (28984) - Selective pruning of lateral branches for approximately 3m clearance of number 50. Back to best natural target pruning points available. Reason - General maintenance. T2 Sycamore (29014) - Crown lift to approximately 3m agl targeting tips and minor laterals, remove deadwood and epicormic growth from base/stem.
3.	25/4295	75 Park Lane, Congleton, Cheshire East, CW12 3DD	Large copper beech in rear garden recently had a significant side limb failure. To reduce the height of the canopy by approx 2 to 3 metres, and to further reduce a lateral branch extending from the failure.
4.	25/4296	23 Longdown Road, Congleton, CW12 4QH	Proposed Works – Crown Lifting There are approximately five mature alder trees located behind our property (on council-owned land). All neighbouring properties have already had the crowns of the corresponding trees lifted. This work was undertaken to mitigate the risk posed by large, heavy branches falling during periods of high wind
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 to pull away from the house and pull in areas that have started to grow out of the

			natural canopy line. Along with this we will also be carrying out a crown clean removing all dead and damaged branches 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 building as a C3 dwelling.
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.
8*.	25/4446	11 Nelson Street, Congleton, Cheshire East, CW12 4BS	Lawful Development Certificate for proposed new front door and windows
9*.	25/4451	5 Suffolk Close, Congleton, Cheshire East, CW12 1SQ	Ground floor rear extension to dwelling.
10*.	25/4463	45 Back Lane, Congleton, Cheshire East, CW12 4PY	Proposed two-storey side extension with internal alterations
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/22/3295580.
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

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.
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.
15.	25/4638	Sycamore Gardens Quarry Close, Congleton, Cheshire East, CW12 3GS	Proposed replacement of existing gates for new fence and low level wall.
16.	25/4648	Land Between Manchester Road And, Giantswood Lane, Hulme Walfield,	Discharge of conditions 7 and 8 on approval 24/1511C
17*.	25/4660	7 Suffolk Close, Congleton, Cheshire East, CW12 1SQ	Single storey rear extension inc. First floor extension over garage and porch.
18.	25/4661	30 Hulton Close, Congleton, Cheshire East, CW12 3TF	Tree works to 2 Lime trees (A1) to crown raise to approximately 8m from ground level/first main union, remove dead wood and crown thin by 10% and 2 Oak trees to crown raise to approximately 6m above ground level, cut back from house to give 2m clearance, remove deadwood, remove epicormic growth from main trunk and crown thin by 10%
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.

20*.	25/4686	5 Daisy Place, Congleton, Cheshire East, CW12 4ZT	Single-storey extension to the rear of the dwelling.
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 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
23*.	25/4696	The Winchester, 167 St Johns Road, Congleton, Cheshire East, CW12 2EH	Proposed Single Storey Rear Extension.
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 extending 7.75m beyond the rear wall, maximum height of 2.85m and eaves height of 2.85m.
25.	25/4760	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approval 24/2497C