



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

12th February 2026

Dear Councillor

Planning Committee Meeting – 19th February 2026

You are summoned to attend a meeting of the Planning Committee on **Thursday 19th February 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 8th January 2026.

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. Peak Cluster Project Responses Phase 1 Consultation (Enclosed)

Agree on Congleton Town Council's response to Peak Cluster Project Phase 1 consultation, which mainly affects the Timbersbrook area.

10. Licensing Applications

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

11. Planning Applications Section 2 (Enclosed)

To note or comment as appropriate on planning applications lodged with Cheshire East Council.

To: Planning Committee Members

CLrs: **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	08.01.26 7.00 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
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.

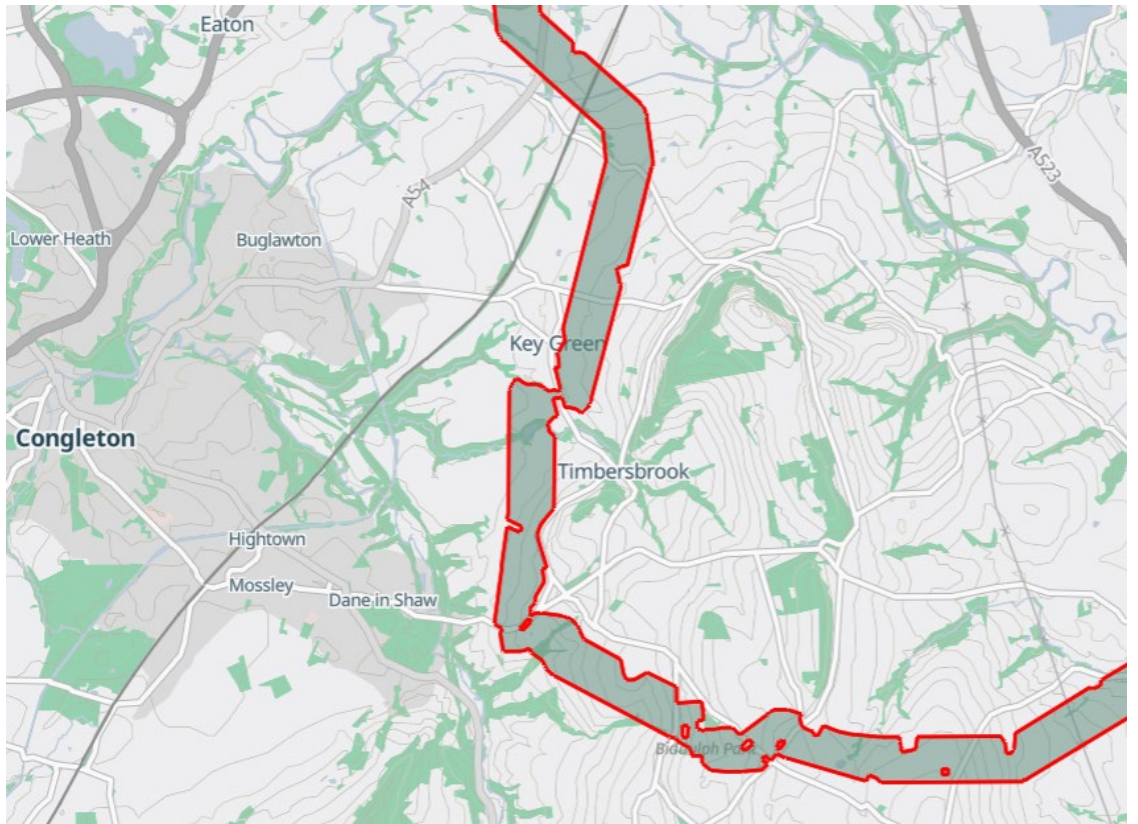
CONGLETON TOWN COUNCIL
COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee	
MEETING DATE AND TIME	19th February 2026 7.00 pm	LOCATION Congleton Town Hall
REPORT FROM	Cllr Suzy Firkin – (Environment Committee Chair) Cathy Dean, Communities Manager	
AGENDA ITEM REPORT TITLE	9 Peak Cluster Projects – Consultation Response	
Background	<p>The UK’s cement and lime industry concentrated in Derbyshire and Staffordshire, produces about 40% of the nation’s cement supply. However, the manufacturing process releases significant amounts of carbon dioxide.</p> <p>To tackle this challenge, four leading cement and lime producers have joined together to deliver Peak Cluster. Using proven carbon capture technology, the project will capture CO2 at source , compress it and transport is via a new pipeline to the coast and beyond to safe, permanent storage in the depleted Morecombe gas caverns.</p> <p>The project is a National Strategic Infrastructure Project and so does not go through the standard planning process. It must be granted consent for construction and operation by DESNZ. Peak Cluster therefore are required to submit a type of planning application called a Development Consent Order to the Planning Inspectorate who will then make their recommendation to DESNZ.</p> <p>A key requirement of this process is for extensive consultation with national and local stakeholders. Cheshire East, ourselves and most of our surrounding parishes are consultees.</p> <p>The proposed route for the pipeline has now been published, and it affects Congleton in as much as it passes through Timbersbrook and Key Green alongside the edge of The Cloud. It will also go under many of our main highways (Manchester, Macclesfield and Buxton Roads).</p> <p>To lay the 24-36 inch pipeline, a construction corridor of approx. 30m is required. This will be fenced and allow safe access and construction to dig the necessary trench. The trench itself will only be open for a couple of weeks but the construction corridor will be present for about 6 months on each stretch of the pipeline. It will be like having a temporary access road but one that goes through an area of open countryside and will be visible from our most famous viewpoint The Cloud.</p> <p>Once complete, and renaturalised, little will be visible and there is the opportunity for new tree planting and habitat improvement along the route to mitigate for any disturbance.</p> <p>The nearest Above Ground Installations (AGI) will be in the Gawsworth and Cranage areas, so outside our boundary.</p> <p>As a consultee we are currently being asked To comment on the Scoping Document for the Environmental Impact Assessment, a paper went to the Environment committee in the 6th Feb who agreed to submit the following comment by the 11th February:</p>	

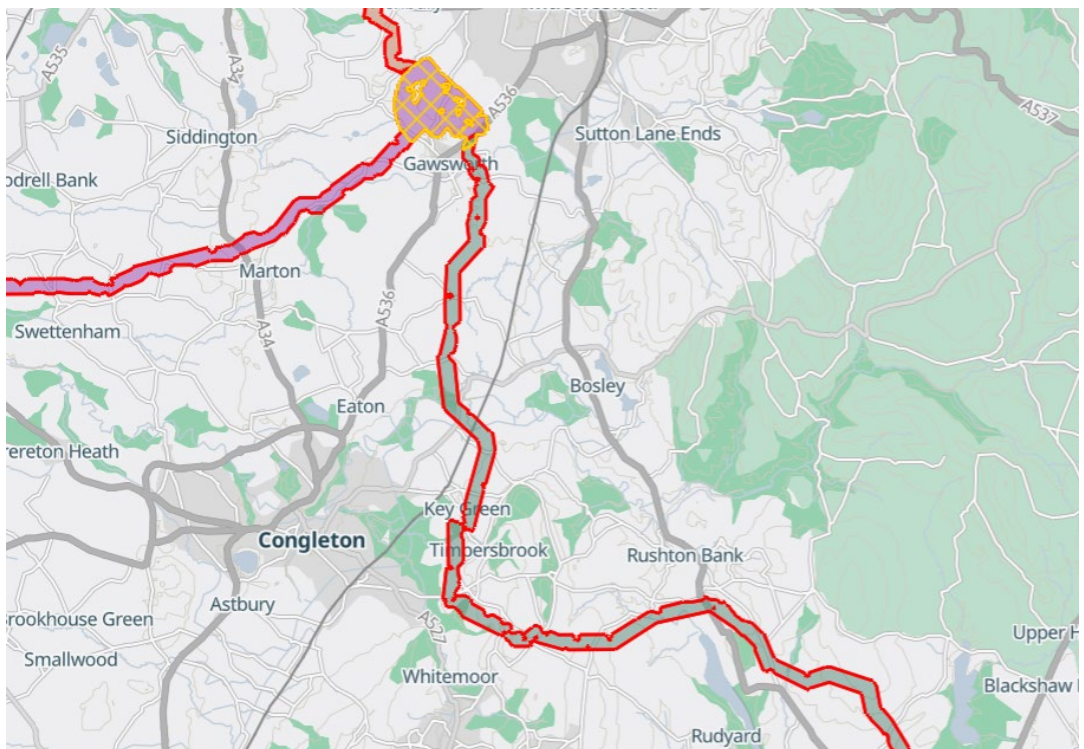
ENV/33/2526 resolved to submit a comment that calls for a specific local consultation opportunity for Timbersbrook by 11th February 2026.

ENV/34 /2526 resolved to submit a response agreed by the Planning Committee and encourage councillors to make individual submissions to the consultation

The purpose of this paper is to agree Congleton Town Council's response to the Phase 1 Consultation.



Wider context:



Local Concerns:

While Peak Cluster documentation refers to “temporary” disturbance, the Council notes that:

- Construction corridors of up to 30 metres wide represent a substantial intervention in a semi-rural landscape.
- Timbersbrook contains established habitats, including hedgerows, mature trees, grassland, watercourses, and associated wildlife, which cannot be quickly or fully recreated once disturbed.
- Soil structure, hydrology, and ecological connectivity may be altered for many years, even if surface features are reinstated.
- Whether any claimed Bio diversity Net Gain will be delivered within or adjacent to the Timbersbrook area, rather than offset at distant sites.
- How “net gain” will account for the loss of mature habitats, which cannot be replaced on a like-for-like basis in the short or medium term.
- Public funding contributes to early development and risk reduction, yet local communities do not share proportionately in the economic benefits claimed. Is there a model/mechanism by which investment into the local community is required for those most impacted, in a similar way to S106 monies?

Suggested Congleton Town Council Response:

Congleton Town Council supports, in principle, projects that contribute to meaningful and measurable reductions in carbon dioxide emissions and the transition to a low-carbon economy.

However, any infrastructure associated with such objectives must comply fully with national planning policy and environmental legislation, particularly where it affects sensitive rural and Green Belt locations such as Timbersbrook.

Any route affecting Green Belt land must clearly demonstrate that impacts are minimised and that no reasonable alternatives exist.

The project must deliver at least a 10% measurable biodiversity net gain. We seek clarity on:

- How is temporary habitat loss during construction accounted for?
- Where net gain will be delivered, will this be local to Timbersbrook?
- How will long-term monitoring and enforcement be secured?

The Timbersbrook area contains hedgerows, woodland and watercourses which may support protected species. Congleton Town Council has commented on the scoping document for the Ecological Impact Assessment.

Key Concerns for the Timbersbrook Section

- Potential impact on Green Belt openness and rural landscape character.
- Disturbance of established hedgerows, soils, watercourses and associated habitats during trenching operations (corridors reportedly ~30m wide).

	<ul style="list-style-type: none"> • Uncertainty regarding the effectiveness and enforceability of land restoration and biodiversity enhancement commitments. <p>In light of the above, Congleton Town Council requests that a dedicated, in-person community consultation event be held locally to ensure that residents have a meaningful opportunity to provide input and concerns. Particular attention should be given to the potential impact on The Cloud vista, which is an important and valued local viewpoint, and where there may be significant visual and environmental disruption during the construction phase.</p> <p>Congleton Town Council would like to see firm commitments to the use of trenchless construction techniques beneath watercourses and ecologically sensitive areas where possible, and require Biodiversity Net Gain delivery within, or directly benefiting, the local area, supported by robust long-term monitoring and compliance arrangements.</p>
Environmental	The Peak Cluster Project is a decarbonisation project to reduce the carbon footprint and pollution generated by the Peak District based cement industry. During the construction phase, there will be a visible environmental impact for some of our surrounding countryside but once the pipeline is complete and buried there will be little long-term damage, and there will be an opportunity for BNG in some areas.
Equality	Securing the future of the cement industry guarantees the provision of jobs both at the cement works affected and on the pipeline work required. These jobs are important manufacturing and construction-based employment that are accessible across a wide range of socio-economic groups within Congleton and the surrounding area. As an NSIP equality, inclusion and social value will be closely monitored.
Financial	No financial impact for the Town Council beyond dissemination of information to councillors and residents.
Decision Requested	To decide on the Council's response to the Phase 1 Consultation.

W/C 5th January 26 – 9th February 26.

	App Ref	Location Details	Proposal
1.	25/4495	17 Park Lane, Congleton, Cheshire East, CW12 3DG	Beech tree. Crown reduction by approximately 1.5 metres to balance form and maintain clearance. Removal of dead wood throughout the crown to improve safety and reduce risk of branch failure.
2.	25/4683	Vale Allotments Site, Off Vale Walk, Congleton, CW12 4AG	T2 Fell
3*.	25/4769	Pulse Fitness Limited, Radnor Park Greenfield Road, Congleton, Cheshire East, CW12 4TW	Variation of condition 3 - Hours of Opening, on approval 23/4297C.
4*.	25/4781	Certificate of lawful proposed development for the construction of new rear-facing dormer and 2no Velux roof windows to the front	96 Boundary Lane, Congleton, Cheshire East, CW12 3JF Decision: Positive Certificate
5.	25/4808	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-Material Amendment to approval 24/2497C
6*.	25/4844	124 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Extensions and alterations to existing dwelling including side and rear extensions.
7.	25/4846	5 - 9 Buxton Road, Congleton, Cheshire East	Change of Use from 3.no vacant light industrial workshops with flats above to a 7 Bed HMO (Class Sui-Generis) and minor alterations to elevations.

W/C 5th January 26 – 9th February 26.

	App Ref	Location Details	Proposal
8.	25/4847	The Piano Pub, 12 Mill Street, Congleton, CW12 1AB	Extension to existing pub/restaurant and change of use of first floor accommodation to hotel.
9.	25/4869	1, The Green Astbury Street, Congleton, CW12 4EL	7 No. Lime Trees - Pollarding
10*.	25/4885	First Floor, 5 - 7a Mill Street, Congleton, Cheshire East, CW12 1AB	Prior approval for the change of use of the first floor offices above 5 Mill Street, Congleton, CW12 1AB from office use (Class E) to residential use (Class C3) under Class MA of the General Permitted Development Order. The conversion will create a self-contained one bedroom studio flat, including a living room with kitchenette, a separate bedroom, and an en-suite shower room.
11.	25/2500	Land At Sandbach Road, Congleton. (Newbold Astbury-cum-Moreton)	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 formation of new access off Sandbach Road.
12.	26/0008	1, The Cottage Castle Inn Road, Congleton, Cheshire East, CW12 3LP	Detached domestic garage and store <i>(Note refused application 23/4193 – 21 March 2024)</i>
13.	26/0043	5 Leek Road, Congleton, Cheshire East, CW12 3HS	Tree work to three Scots Pine trees (G1) to shorten 5 of the lowest branches by 4m

	App Ref	Location Details	Proposal
14.	26/0047	Mossley House Lodge Biddulph Road, Congleton, Cheshire East, CW12 3LQ	T1 - Lime tree - Fell T2 - Horsechestnut - Fell T3 - Beech Tree - Fell - Due to fungi infection and overhanging dead branches over the current property. Due to the site being vacant for over 5 years the gardens and trees have not been maintained by the previous owners. Two trees have died and 1 has been infected by fungi, with a lot of overhanging branches on the property. Due to this, we would like to remove the trees. The 3 trees are a Lime, Beech and a horse chestnut This is under advice from an accredited tree assessor. Cheshire Woodlands. All information regarding the trees is in the attached assessment.
15.	26/0060	33 Cross Lane, Congleton, Cheshire East, CW12 3JX	Construction of new residential dwelling within the grounds
16*.	26/0110	1 Swaledale Avenue, Congleton, Cheshire East, CW12 2BY	Proposed single storey rear extension to create new enlarged kitchen and dining area
17*.	26/0134	47 Leamington Road, Congleton, Cheshire East, CW12 4PE	Proposed lean-to roof over existing garage, single-storey rear extension and new porch to front elevation.
18.	26/0154	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Discharge of conditions 3 (Materials) and 28 (Amenity Space Play Equipment) on approval 24/2497C: Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses.

W/C 5th January 26 – 9th February 26.

	App Ref	Location Details	Proposal
19*.	26/0165	Building To The North Of Moss Lane, Eaton, Cheshire East	Discharge of condition 3 on approval 25/0638/FUL: Retrospective construction of building and proposed use as an independent residential dwelling.
20*.	26/0192	59 Sandbach Road, Congleton, Cheshire East, CW12 4LL	Side and rear single-storey extension with roof pike into existing house roof.
21*.	26/0200	2 Moss Close, Congleton, Cheshire East, CW12 3UG	Proposed Sun Lounge rear extension
22.	26/0220	Vale Allotments Site, Off Vale Walk, Congleton, CW12 4AG	Tree 1, shown on the plan, is a self-sown ivy-covered sycamore with a dbh of about 160 mm growing from the stonework near the base of a high retaining wall supporting Trinity Methodist Church land. The location is not sustainable, so the tree is to be felled and the stump treated to prevent regrowth.
23.	26/0221	Wharf Plumbing And Heating Limited, Station Yard Park Lane, Congleton, Cheshire East, CW12 3DE	Certificate of existing lawful use for Class E(a) Retail - Sale / Display of goods: Plumbing and heating sales; kitchen & bathroom display area.
24*.	26/0228	St James House, 14 Moody Street, Congleton, Cheshire East, CW12 4AP	Discharge of Condition 2 on 16/1313C - Change of use from offices to residential dwelling. No change to the fabric of the building. Add a bathroom and kitchen.
25*.	26/0229	St James House, 14 Moody Street,	Discharge of Condition 2 on 16/1314C - Listed Building Consent for change

W/C 5th January 26 – 9th February 26.

	App Ref	Location Details	Proposal
		Congleton, Cheshire East, CW12 4AP	of use from offices to residential dwelling. No change to the fabric of the building. Add a bathroom and kitchen.
26*.	26/0264	Former Dane Bridge Mill Site, Mill Street, Congleton, CW12 1AG	Removal of condition 18 on approval 21/4841C.
27.	26/0304	Former Dane Bridge Mill Site, Congleton, CW12 1AG	Discharge of conditions 3,4,11,14,15,16,17 and 20 on approval 21/4841C: Construction of a part four/part five storey nursing home building (Use Class C2) with under croft car parking.
28.	26/0322	Former Dane Bridge Mill Site, Congleton, CW12 1AG	Discharge of conditions 7 and 8 on approval 21/4841C: Construction of a part four/part five storey nursing home building (Use class C2) with under croft car parking.
29*.	26/0338	Big Fenton Farm, Peover Lane, Congleton, Cheshire East, CW12 3QH	Non-material amendment on approval 24/4870/PRIOR-6: Agricultural determination for a proposed mixed use agricultural building. Amendment to dimensions of prior approval application for agricultural building.
30.	26/0347	Siemens Plc, Siemens House Varey Road, Eaton Bank Trading Estate, Congleton, Cheshire East, CW12 1PH	Retrospective approval for extended carpark and associated works.

W/C 5th January 26 – 9th February 26.

	App Ref	Location Details	Proposal
31*.	26/0363	80 Holmes Chapel Road, Congleton, Cheshire East, CW12 4NX	Proposed single-storey side extension, new single garage and new front porch.
32*.	26/0395	55 Holmes Chapel Road, Congleton, Cheshire East, CW12 4NU	Rear and side extension, including relocation of the existing garage.
33*.	26/0405	21 Kingfisher Close, Congleton, Cheshire East, CW12 3FF	Single-storey rear extension and rear glazed bay window. New porch and front bay window increased to full width of the room. Solar panels on the roof
34*.	26/0434	Weathercock Lane Farm Weathercock Lane, Congleton, Cheshire East, CW12 3PS	Construction of an Oak Framed Carport with integral stone-walled Garden Store.
35*.	26/0436	64 Chestnut Drive, Congleton, Cheshire East, CW12 4UB	Two storey side extension with single storey rear extension and new porch. Garage to be demolished.