



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

16th April 2026

Dear Councillor

Planning Committee Meeting – 23rd April 2026

You are summoned to attend a meeting of the Planning Committee on **Thursday 23rd April 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 19th March 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. Neighbourhood Plan Update (Verbal Update)

Verbal update on Congleton Neighbourhood Plan.

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

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	19 March 2026 7:00 pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Agenda Papers for Planning – 19 March 2026

In Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Suzie Akers Smith Cllr Mark Edwardson 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	4

1. Apologies for Absence

Apologies were received from Cllrs Charles Booth (Vice Chair), Cllr David Brown, and Cllr Robert Douglas.

2. Minutes of Previous Meetings

PLN/31/2526 resolved to approve and sign the Planning Committee minutes held on 19th February 2026 as a correct record.

3. Declaration of Interest

Declarations were received by Cllrs Rob Moreton and Liz Wardlaw on matters relating to Cheshire East Council.

4. Outstanding Actions

Resolving access at Morley Drive.

5. Questions from Members of the Public

A presentation was made by the new owner of the “boat on the Dane”, who advised of his development plans for the site, which were favourably received by the committee members.

6. Urgent Items

There were no urgent items

7. Planning Enforcement

To receive any updates on enforcement matters.

7.1 Astbury Place / Congleton Park

There has been no further progress on this matter

7.2 Section 106

A written report was provided by Cllr R Douglas, see Appendix 1

8. Planning Applications Section 1

Planning application 26/0400 was brought forward to this section. Comments can be found in the Planning Applications section 2.

9. Neighbourhood Plan Update

A progress report was provided by the Chief Officer, and after seeking clarification, the position is as follows:

1. CTC need to make minor changes following the “Fact Check”.
2. Contact the graphic designer to make those amendments.
3. Forward to Cheshire East Council, who will take it through to the Referendum.

10. Licensing Applications

There were no licensing applications.

11. Planning Applications Section 2

PLN/32/2526 resolved to approve all starred items and comment no objection.

	App Ref	Location Details	Proposal	
1.	26/0255	11 Richards Grove, Congleton, Cheshire East, CW12 4WH	Felling of a lime tree designated T6 on the property of 11 Richards Grove.	Objection on grounds of insufficient evidence and no expert advice being provided
2.	26/0364	4, Lakeside Newcastle Road, Congleton, Cheshire East, CW12 4HL	Atlas Cedar - The broken branches should be cut back to suitable side branches where possible. The broken stumps should be cut back to the main limbs or stem where there is no branch to cut them back to. The lateral limbs that extend over the neighbour's garden should be shortened by 3-4 metres back to suitable side branches. I would also suggest that the long lateral which extends back over the garden towards the shed is also reduce by 3-4 metres.	No Objection
3*.	26/0366	Land Between Manchester Road and Frank Kearton Avenue, Congleton,	Erection of plant machinery	No Objection

4.	26/0379	43 Johnson Close, Congleton, Cheshire East, CW12 3TQ	Crown thinning by approximately 20% to allow increased light through the canopy	No Objection
5.	26/0400	15 Burslam Street, Congleton, Cheshire East, CW12 3AF	Landscaping works to rear garden (retrospective application).	Objection Increased invasion of privacy - level with bedroom windows Looking down into the lounge Overshadowing Loss of outlook Concern of the distance between the bedroom window and the platform being built
6*.	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.	No Objection
7.	26/0544	Marlfield Primary Academy, Waggs Road, Congleton, Cheshire East, CW12 4BT	To crown raise 1x large Beech tree to approximately 6m above ground level and reduce any branches encroaching the building and neighbouring garden structure.	No Objection
8.	26/0579	2 Bridge Street Congleton, Cheshire, CW12 1AY	Alterations to shop frontage to provide access to two separate Class E units.	No Objection

9*.	26/0586	5 Copperhill Road, Congleton, Cheshire East, CW12 3JG	Proposed First Floor Side and Single Storey Rear Extensions	No Objection
10*.	26/0611	Copeland And Craddock Limited Greenfield Road, Congleton, Cheshire East, CW12 4PX	Non-Material Amendment to approval 25/3215/FUL Note. Approved with conditions	No Objection
11*.	26/0627	11 Annan Close, Congleton, Cheshire East, CW12 3RZ	Two-storey side extension and Porch addition	No Objection
12.	26/0655	The Co-operative Food, 60 Bromley Road, Congleton, Cheshire East, CW12 1PY	New plant to replace existing in side yard. New ventilation. New external LED lighting to replace existing.	No Objection
13*.	26/0660	John Morley Importers Limited Morley Drive, Congleton,	Discharge of condition 12 on approval 24/2497C: Demolition of existing buildings and regeneration of site to provide a care	No Objection

		Cheshire East, CW12 3LF	home, 53 retirement living apartments and 14 houses.	
14*	26/0699	John Morley Importers Limited Morley Drive, Congleton, Cheshire East, CW12 3LF	Non-material amendment to approved application 24/2497C - Demolition of existing buildings and regeneration of site to provide a care home, 53 retirement living apartments and 14 houses	No Objection
15.	26/0731	196 Biddulph Road, Congleton, Cheshire East, CW12 3LS	Agricultural determination for the erection of a new building	No Objection
16.	26/0806	The Manse, 16 The Moorings, Congleton, Cheshire East, CW12 3RF	T1 Oak remove 4 bottom limbs over grassed area, T2 Sycamore remove bottom limb over the grassed area crown lift to 4m and T3 Oak crown lift to 4m.	No Objection
17.	26/0827	92 Park Lane, Congleton, Cheshire East, CW12 3DD	T1 Birch (4060) - Crown lift to 4m above ground level including epicormic growth on stem and selective pruning to achieve approximately 2m clearance of the building. Reason - Clearance of the footpath, pedestrians and building	No Objection

			Additional Planning Applications	
18*	26/0694	20 Brooklands Road, Congleton, Cheshire East, CW12 4LT	Single-storey side extension and fenestration changes.	No Objection
19*	26/0870	9 Sweet Briar Court, Astbury, Congleton	Proposed extension to rear of existing garage to form self-contained annexe accommodation	No Objection
20*	26/0899	6 Croft Close, Congleton, Cheshire East, CW12 3SL	Proposed single storey rear extension.	No Objection
21.	26/0949	19 Moody Street, Congleton, Cheshire East, CW12 4AN	Prior notification for the proposed change of use from existing offices to 1 dwelling	No Objection
22.	26/0917	Big Fenton Farm Peover Lane, Congleton, Cheshire East, CW12 3QH	Agricultural determination for a replacement agricultural building for Livestock housing and storage of machinery and equipment	No Objection
23.	24/4574	Land At Broadhurst	Residential development of 22 dwellings, including	OBJECTION As previous position of the Committee

		Lane, Congleton	highway improvements at the Broadhurst Lane Junction with the Clayton Bypass, estate roads, car parking, boundary treatments, landscaping, open space and other associated works and ancillary development.	A Biodiversity net gain “off-site” is not acceptable. Access via Broadhurst Lane is totally unsuitable due to being very narrow and creates a safety issue going onto and coming in from Clayton Bypass. Often Broadhurst Lane has large commercial vehicles accessing Dane Mill which blocks the road.
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Appendix 1

PLANNING COMMITTEE MEETING S106 – 19th MARCH 2026

At our meeting in February 2026, I advised that I sent an F.O.I. in respect of a planning application for Forge Mill, which was wrongly allocated by Cheshire East as relating to Somerford, but in fact, relates to Congleton. Cheshire East loaded the incorrect S106 Agreement relating to Audlem on their planning portal for this particular planning application. Cheshire East has now sent me a copy of the correct S106 Agreement. I raised this F.O.I because this S106 Agreement showed that there was £ 17,000 of outstanding S106 monies in the October 2024 Financial Ward Analysis, but it did not appear at all in subsequent Financial Ward Analyses.

Cheshire East have advised that this agreement was superseded by a later agreement and that the developer paid all the outstanding debts of £ 17,000 during 2019. Therefore, the earlier S106 Agreement should not have appeared in the October 2024 Financial Ward Analysis. However, it was right to exclude the earlier agreement in the subsequent Financial Ward Analyses.

At our last meeting, I provided details of one of the developments on the Financial Ward Analysis relating to Somerford Parish, Planning Application No 13/2746C, with outstanding S106 monies totalling £ 1,121,015. Within that figure, there is a Highways Contribution totalling £ 775,000, which according to the S106 Agreement, should be spent on improvements to the A34 within Congleton and to Rood Hill.

There is also an outstanding sum of £ 145,000 to be used towards the provision of Quality Bus Stop Infrastructure, which Somerford Parish advises me has been erected, and improvements to bus service frequency.

When I passed this information across to the Congleton Chronicle, the Congleton Chronicle advised that they were already aware of a similar but later S106 Agreement, 16/5156C. I knew nothing about this later agreement because it had never appeared on any of the Financial Ward Analyses. The Congleton Chronicle and I concluded, rightly as it turned out, that the earlier S106 Agreement with outstanding S106 monies totalling £ 1,121,000 was invalid because it had been superseded by the later S106 Agreement.

This later S106 Agreement increased the Highways Contribution for the improvements to the A34 within Congleton and to Rood Hill from £ 775,000 to £ 850,000, but the Public Transport Contribution was reduced from £ 145,000 to £ 50,000.

The lead story of the Congleton Chronicle's edition dated 26th February 2026 was that this sum of £ 850,000, originally earmarked to be spent on the A34 within Congleton and on Rood Hill, was instead spent on the new Wolstenholme Elmy Way Link Road.

On 16th March 2026, Cheshire East Council confirmed that the earlier agreement with outstanding S106 monies totalling £ 1,121,015 was invalid because it had been superseded by the later agreement. Therefore, it should not have appeared on the S106 Financial Ward Analyses. Cheshire East also stated that all the monies owed under the later S106 Agreement, 16/5156C, had been received.

In their response of 16th March, 2026, Cheshire East Council also advised that there was another S106 Agreement for Somerford showing an outstanding sum of £ 68,000 that was invalid because it had also been superseded by a later agreement.

The following sums should not have been included in the last three S106 Financial Ward Analyses because they either never commenced or had been superseded by later S106 Agreements:

1. As reported in last month's report, £ 207,753.86 in respect of five developments in Congleton, which never commenced and should never have been included in the schedule.
2. The two S106 Agreements relating to Somerford, which are detailed above, totalling £ 1,189,015.00.

This means that for just Congleton and Somerford, the October 2024, April 2025 and October 2025 Financial Ward Analyses have reported a total of £ 1,396,768.86 of outstanding S106 monies that were not owed at all.

We have to ask what document is Cheshire East Council using to chase overdue debts. Clearly, they cannot be using the S106 Financial Ward Analyses, because surely they would have spotted that for Somerford, there was one agreement showing an outstanding debt of £ 1,121,015 that was invalid.

However, it does mean that Cheshire East Council is churning out Financial Ward Analyses every six months, which can only be described as GIGO, (Garbage In Garbage Out), because they are providing users with very poor information.

It also means that Cheshire East Council is merrily churning out every six months a report telling everyone that it is even more incompetent at collecting debts from developers than it actually is!!

Councillor Robert Douglas 17th March, 2026

W/C 16th March – 13th April

	App Ref	Location Details	Proposal
1.	26/0447	15 Isis Close, Congleton, Cheshire East, CW12 3RT	2 x lime trees - to reduce both lime trees in the rear garden back to previous pollard points. Regarding sizes, around 35-40ft high, approx 18ft crown spread singularly, probably the same spread combined as their height. Reduce height by 2 metres (as you can clearly see on the photos, there are areas which are significantly overgrown and snapping off, which is dangerous) and reduce lateral branches by up to 2 metres (again, you can clearly see on the photos where the branches hang over our garden and also on to the neighbour's property).
2.	26/0678	1 Swan Bank, Congleton, Cheshire East, CW12 1AL	Class change from Class E to Class C1 - conversion of existing shop unit to 5 self contained living units.
3*.	26/0900	71 Kestrel Close, Congleton, Cheshire East, CW12 3QX	Proposed single storey rear extension.
4*.	26/0906	7 Stopsley Close, Congleton, Cheshire East, CW12 4PB	Proposed demolition of existing conservatory and single storey side extension.
5*.	26/0918	Hawthorne Cottage Tunstall Road, Congleton, Cheshire East, CW12 3QB	Erection of Single Storey Side Extension
6*.	26/0978	20 Homestead Drive, Eaton, Congleton, Cheshire East, CW12 2GT	Certificate of lawful development for proposed erection of rear single storey extension.
7*.	26/0985	Keepers Cottage Sprink Lane, Congleton, Cheshire East, CW12 3PF	Proposed side extension.
8.	26/0986	1 Swan Bank, Congleton, Cheshire East, CW12 1AL	Listed building consent for Class change from Class E to Class C1 - Conversion of existing shop unit to 5 self contained living units.

	App Ref	Location Details	Proposal
9*.	26/0996	8 Park Lane, Congleton, Cheshire East, CW12 3DN	First floor extension over existing side extension. Building set back from existing property and in line with the existing side extension
10.	26/1022	March Cottage Astbury Lane Ends, Congleton, Cheshire East, CW12 3AY	Discharge of condition 5 on approval 25/0847/VOC - Variation of condition 1 on approved application 24/1779C - Proposed pair of semi-detached houses (2no. dwellings)
11*.	26/1042	Heliosa Nursing Home, 54 Boundary Lane, Congleton, Cheshire East, CW12 3JA	Replacement of existing conservatory with new flat roof structure, installation of new windows and doors, and associated alterations to external elevations.
12.	26/1044	25 Kestrel Close, Congleton, Cheshire East, CW12 3FA	Crown Reduction: Reduce the overall crown by 1.5 metres, maintaining natural shape and form. Crown Lift: Raise the crown to 2 metres above ground level by removing secondary branches only. Deadwood Removal: Remove all dead, dying and fractured branches throughout the crown.
13.	26/1047	25 Kestrel Close, Congleton, Cheshire East, CW12 3FA	Crown Reduction: Reduce the overall crown by 1.5 metres, maintaining a balanced, natural shape. Deadwood Removal: Remove all dead, dying and fractured branches throughout the crown.
14.	26/1048	15 Moody Street, Congleton, Cheshire East, CW12 4AN	Beech tree - Crown Lift: Raise the crown to 7 metres above ground level by removing selected lower secondary branches, ensuring a balanced and proportionate canopy. Deadwood Removal: Remove all dead, dying and fractured branches throughout the crown.
15*.	26/1064	Keepers Cottage Sprink Lane, Congleton, Cheshire East, CW12 3PF	Listed building consent for proposed side extension.

	App Ref	Location Details	Proposal
16.	26/1078	73 Park Lane, Congleton, Cheshire East, CW12 3DD	Replacement garage, single storey and first floor side/rear extensions.
17*.	26/1093	68 St Johns Road, Congleton, Cheshire East, CW12 2AU	Proposed two storey side extension with internal alterations.
18.	26/1102	1 Ullswater Road, Congleton, Cheshire East, CW12 4LX	Tag 5249 resting on utility line with heavy ivy and decay in stem/ base (Hedgerow remanent) Section Dismantle/ Fell.
19.	26/1104	1 Ullswater Road, Congleton, Cheshire East, CW12 4LX	TPO Mature Oak recommend reduce overall crown by 2.5m from tips including top. Lower lateral limbs at approx 5m South towards house may be left to aid wind dissipation.
20.	26/1192	41 Birch Road, Congleton, Cheshire East, CW12 4NN	Application to remove or thin the branches that fall into my property. I often find excessive arcons and leaves, during October and November period. I feel that Crown thinning, Lifting and reduction works for areas of the tree that grown in my property.
21.	26/1193	23 Newby Court, Congleton, Cheshire East, CW12 4JS	Installation of a boundary fence around additional land purchased to the rear of the garden of the property.
22*.	26/1260	14 William Street, Congleton, Cheshire East, CW12 2EY	Two-storey side extension
23.	25/1099	Beech House, 20 Buxton Road, Congleton, CW12 2DT	Hybrid Planning Application comprising: Full application, site area 7,592m ² in respect of the conversion of a former workshop into 4 supported housing units (UseClassC2) and 8 new-build supported housing units (UseClassC2) with new access road and associated landscaping and; Outline application, site area 4,276m ² with all matters reserved except for access for a care home(UseClassC2).

	App Ref	Location Details	Proposal
24*.	26/1092	21 Coniston Avenue, Congleton, Cheshire East, CW12 4LY	Single storey front porch with front facing door
25.	25/1991	Beech House, 20 Buxton Road, Congleton, Cheshire East, CW12 2DT	Listed Building Consent for hybrid Planning Application comprising: Full application, site area 7,592m ² in respect of the conversion of a former workshop into 4 supported housing units (UseClassC2) and 8 new-build supported housing units (UseClassC2) with new access road and associated landscaping and; Outline application, site area 4,276m ² with all matters reserved except for access for a care home(UseClassC2).
26.	26/1109	Bullmoor Farm, Weathercock Lane, Congleton, Cheshire East, CW12 3PZ	Proposed construction of stables, tack room and feed store.
Additional Planning Applications			
27.	26/1233	Mangold Bank Cottage, Middle Lane, Congleton, Cheshire East, CW12 3PU	Demolition of existing two storey semi-detached dwelling and a single storey detached garage. Erection of a one and a half storey detached dwelling and a single storey detached garage.
28*.	26/1288	Land North Of Moss Lane, Eaton, Cheshire East, CW12 2PQ	Technical details consent application pursuant to permission in principle application reference 25/3371/PIP for the construction of one new dwelling.