



Congleton Town Council

Historic Market Town

Chief Officer: David McGifford CiLCA

21st May 2026

Dear Councillor

Planning Committee Meeting – 28th May 2026

You are summoned to attend a meeting of the Planning Committee on **Thursday 28th May 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 23rd April 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. Licensing Applications

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

10. Planning Appeals

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

Planning application [26/0400](#) - Planning appeal (ref 6009625) - Landscaping works to rear garden (retrospective application). 15 Burslam Street, Congleton.

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 (Deputy Mayor), Mark Edwardson,
Rob Moreton, Liz Wardlaw, Kay Wesley.

Ex Officio: Suzy Firkin (Town Mayor)

CCS: Other members of the Council for Information, Honorary Burgess (5),
Press (3), Congleton Library, Congleton Information Centre.



Title	Planning Committee
Date of Meeting Time	23 April 2026 7:00pm
Status	Draft Minutes – to be ratified at the next Committee meeting
Reference Documents	Agenda Papers for Planning – 23 April 2026

Attendance

Committee Members	Cllr Amanda Martin (Chair) Cllr Charles Booth (Vice Chair) 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) Jess Thyer (Officer)
Members of the Press	0
Members of the Public	1 Peter Aston

1. Apologies for Absence

Apologies were received from Cllrs R Douglas, D Brown, M Edwardson and S Akers Smith

2. Minutes of Previous Meetings

PLN/33/2526 resolved to approve and sign the Planning Committee minutes held on 19th March 2026 as a correct record.

3. Declarations of Interest

Declarations were received by Cllrs Rob Moreton and Liz Wardlaw on matters relating to Cheshire East. Cllr Rob Moreton choose to vacate the room for applications 23 & 25
Cllr Charles Booth declared a pecuniary interest in planning applications 12 & 13

Cllr Robert Brittain declared a non-pecuniary interest in planning applications 23 & 25

4. Outstanding Actions

Vehicles accessing Morley Drive – Cllr Wesley advised that the no entry signage had been moved to the entry of Morley Drive which appears to have resolved the issue.

5. Questions from Members of the Public

Peter Aston advised the committee about the Old Saw Mill John Holford Community Gardens project – see appendix 1

6. Urgent Items

None

7. Planning Enforcement

To receive any updates on enforcement matters.

7.1 Astbury Place / Congleton Park

The Chief Officer advised that he had not received any further updates on this matter

7.2 Section 106

There were no further updates received

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

- We have received the updated plan from the designer with amendments as instructed by the Examiner
- Greg (CEC) undertaking final review before going to referendum
- Once done so, CE will begin an Officer Decision Record, recommending the NP move forward and a local referendum be held.
- This decision is then signed off by the Head of Planning.
- The elections team will then take things from there.

- Greg has asked them about their current work capacity and get a likely time period for referendum.

10. Licensing Applications

There were no licensing applications

11. Planning Applications Section 2 (Enclosed)

PLN/34/2526 resolved to remove the stars from applications 7,15 and 28 all remaining starred items noted as no objection

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.	No Objection
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.	No Objection
3*.	26/0900	71 Kestrel Close, Congleton, Cheshire East, CW12 3QX	Proposed single storey rear extension.	No Objection
4*.	26/0906	7 Stopsley Close, Congleton, Cheshire East, CW12 4PB	Proposed demolition of existing conservatory and single storey side extension.	No objection
5*.	26/0918	Hawthorne Cottage Tunstall Road, Congleton, Cheshire East, CW12 3QB	Erection of Single Storey Side Extension	No objection

	App Ref	Location Details	Proposal	
6*.	26/0978	20 Homestead Drive, Eaton, Congleton, Cheshire East, CW12 2GT	Certificate of lawful development for proposed erection of rear single storey extension.	No objection
7.	26/0985	Keepers Cottage Sprink Lane, Congleton, Cheshire East, CW12 3PF	Proposed side extension.	No objection
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.	No Objection
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	No objection
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)	No Objection
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.	No objection
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	No Objection

	App Ref	Location Details	Proposal	
			removing secondary branches only.	
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.	No Objection
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.	No Objection
15.	26/1064	Keepers Cottage Sprink Lane, Congleton, Cheshire East, CW12 3PF	Listed building consent for proposed side extension.	No objection
16.	26/1078	73 Park Lane, Congleton, Cheshire East, CW12 3DD	Replacement garage, single storey and first floor side/rear extensions.	No Objection
17*.	26/1093	68 St Johns Road, Congleton, Cheshire East, CW12 2AU	Proposed two storey side extension with internal alterations.	No objection
18.	26/1102	1 Ullswater Road, Congleton,	Tag 5249 resting on utility line with heavy ivy and decay in stem/	No Objection

	App Ref	Location Details	Proposal	
		Cheshire East, CW12 4LX	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.	No Objection
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 acorns 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.	OBJECTION as tree is in good health
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.	No Objection
22*.	26/1260	14 William Street, Congleton, Cheshire East, CW12 2EY	Two-storey side extension	No objection
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	Objection Safety Issues remain with access and egress to and from the proposed development as well as access routes for construction traffic. Overdevelopment in a green corridor impacting negatively

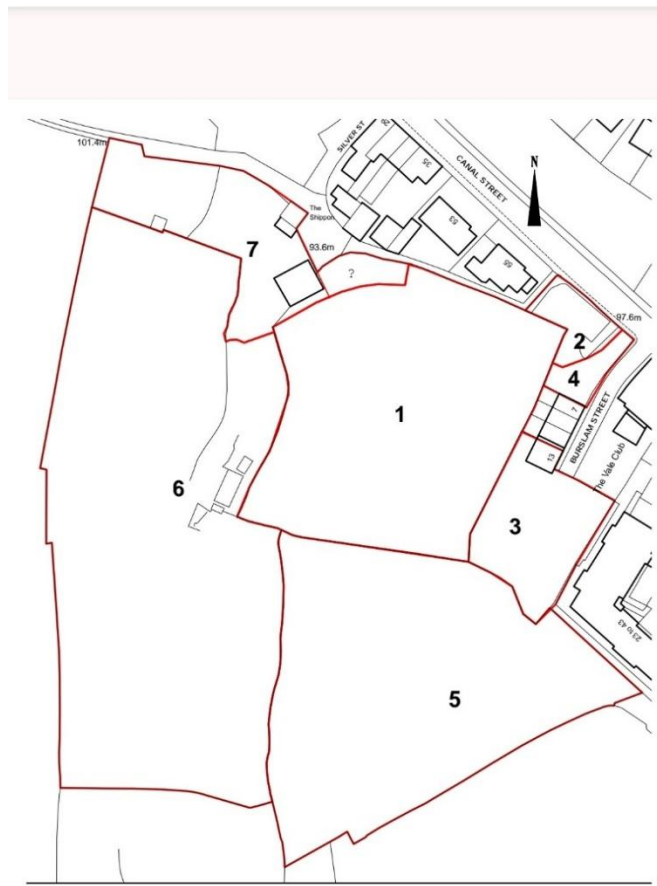
	App Ref	Location Details	Proposal	
			4,276m ² with all matters reserved except for access for a care home(UseClassC2).	in terms of a loss of nature and biodiversity. Premature development and disturbances associated with intended use
24*.	26/1092	21 Coniston Avenue, Congleton, Cheshire East, CW12 4LY	Single storey front porch with front facing door	No objection
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).	Objection Safety Issues remain with access and egress to and from the proposed development as well as access routes for construction traffic. Overdevelopment in a green corridor impacting negatively in terms of a loss of nature and biodiversity. Premature development and disturbances associated with intended use
26.	26/1109	Bullmoor Farm, Weathercock Lane, Congleton, Cheshire East, CW12 3PZ	Proposed construction of stables, tack room and feed store.	No Objection
Additional Planning Applications				
27.	26/1233	Mangold Bank Cottage, Middle Lane, Congleton,	Demolition of existing two storey semi-detached dwelling and a single storey detached garage. Erection of a one and a half storey	

	App Ref	Location Details	Proposal	
		Cheshire East, CW12 3PU	detached dwelling and a single storey detached garage.	No Objection
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.	Objection Due to building on open countryside which is part of an ecological sensitive area

Appendix1

John Holford Community Gardens:

← Land to S of Canal St... ☆ ⋮



LAND TO SOUTH OF CANAL STREET, BETWEEN SILVER STREET AND BURSLAM STREET
LAND OWNERSHIP PARCELS



Background:

As the Old Saw Mill was closing conversations were ongoing with the John Holford Charity about land it owned on Canal Street, parcel of land 1 on the map above. The Charity had tried for a number of years to sell the land for commercial development, but nothing had emerged. Trustees at the charity were interested in the OSM’s ideas and offered the land to us for a peppercorn rent for 125 years if we could put a plan together to make use of it.

There was a catch, access to the land was via parcel 2 and this is owned by CEC.

People know the Old Saw Mill, as was, as a community hub – café and meeting space. It was forced to close at the end of 2024, in the midst of much inevitable emotion, due to rising costs threatening insolvency.

The Old Saw Mill meals to socially isolated people in Congleton was transferred very successfully to the Town Hall, the apple juice project was subcontracted to its ‘old suppliers’ – Dunham Apples’.

However, the work we couldn’t replicate was the hub’s ability to provide comradery and experience for volunteers of all ages and challenges.

We plan to use the land to fulfil this significant demand.

If we can demonstrate value in the community gardens space over the next couple of years, we will then assess the need for a community hub on the land, and seek the necessary considerable funds to bring such a project to life.

Parcel of land 2:

Thanks to help from Heather Seddon, CEC have given us access across their land for 125 years for £1 per year.

Community Gardening:

It is generally accepted that community gardening, as apposed to allotments, can be organised as a very valuable way of supporting people with a variety of challenges.

We are advised that planning permission is not required to convert a piece of land into community gardens, just the owners permission, which of course we have. Adding buildings opens up the need for planning permission. A tool shed, small container is not likely to require planning permission we are advised, but as soon as the shed becomes a meeting or resting space then planning permission will be necessary.

That's how we are approaching using this land, letting the project grow organically, if you'll forgive the pun!

Public involvement:

There are a number of dwellings surrounding the land and before we do anything we are talking to these residents to take their views into account. It's worth knowing that a commercial development of 14 houses was tabled but never pursued.

Once the residents have added their views we shall arrange a public meeting to seek a band of willing volunteers to create the gardens. We already have a man and a digger who lives on Canal Street ready to get started!

We recognise that this is not an easy piece of land to develop but its free.....

Peter Aston,

Chair, The Old Saw Mill.

Chair

Amanda Martin

W/C 20th April – 18th May

	App Ref	Location Details	Proposal
1.	25/4536	Land West Of Forge Lane, Congleton, CW12 4HF	Permission in principle for the erection of residential development of not more than nine dwellings. Note: Previously Objected
2.	26/1127	63 Lawton Street, Congleton, Cheshire East, CW12 1RU	Change of use of the ground floor - commercial section of 63 Lawton Street, from a bridal shop to a tattoo studio. Change of commercial property use from a shop to a suis generis commercial property.
3.	26/1144	19 Moody Street, Congleton, Cheshire East, CW12 4AN	Proposed change of use from offices to dwelling house. Note: Previous application Withdrawn 26/0949
4.*	26/1219	96 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Lawful Development Certificate for proposed construction of single storey rear extension Decision: Positive Certificate
5.	26/1222	196 Biddulph Road, Congleton, Cheshire East, CW12 3LS	Proposed agricultural building to store fodder and implements.
6.	26/1262	92A PARK LANE CONGLETON CHESHIRE, CW12 3DD	Fell Beech tree in back garden.
7.	26/1378	9 Sweet Briar Court, Astbury, Congleton, Cheshire East, CW12 4GY	Proposed extension of residential curtilage inc. new boundary treatment and extension to rear of existing garage to form self-contained annexe accommodation. Note: Previous application Approved with Conditions 26/0870
8.	26/1401	Land North Of, RADNOR PARK INDUSTRIAL ESTATE Back Lane, Congleton, Cheshire East	Release from legal obligation relating to affordable housing on approval 16/1824M

	App Ref	Location Details	Proposal
9.*	26/1453	15 Meadow Avenue, Congleton, Cheshire East, CW12 4BX	Proposed single-storey rear extension.
10.	26/1473	ASH TREE COTTAGE, 7C Leek Road, Congleton, Cheshire East, CW12 3HS	Emergency take-down of ash tree on the front boundary
11.*	26/1479	30 Edinburgh Road, Congleton, Cheshire East, CW12 3XZ	Prior approval for a Single storey rear extension, extending 3.85m beyond the rear wall, maximum height of 3.5m and eaves height of 2.2m
12.*	26/1480	23 Holmesville Avenue, Congleton, Cheshire East, CW12 4HA	Single-storey rear flat roof extension
13.*	26/1510	THE QUINTA PRIMARY SCHOOL Ullswater Road, Congleton, Cheshire East, CW12 4LX	Certificate of lawful development for single- storey extension
14.	26/1531	2 Poplar Close, Congleton, Cheshire East, CW12 4UJ	Proposed Outbuilding
15.	26/1542	13 Longdown Road, Congleton, Cheshire East, CW12 4QH	Reason for Works: The Sycamore tree has reached a size and condition that now presents concerns regarding safety, structural impact, and long-term suitability for its location. The tree's current growth is causing increased pressure on the surrounding area, including proximity to property boundaries and potential interference with structures and services. Due to its size and ongoing growth habit, the tree poses a foreseeable risk of branch failure, especially during adverse weather conditions. In addition, Sycamore is a vigorous species with a dense canopy and rapid regrowth, making ongoing management increasingly difficult within the confined space available. Removal is considered the most appropriate long-term solution to prevent future safety issues and avoid repeated

	App Ref	Location Details	Proposal
			intervention. Proposed Works: Complete removal of the Sycamore tree to ground level. All works will be carried out in accordance with BS3998:2010 Tree Work – Recommendations, ensuring safe and controlled dismantling to protect the surrounding area. Replanting Proposal: A suitable replacement tree can be planted if required by the Local Planning Authority. Species can be discussed to ensure long-term suitability for the site.
16.	26/1543	27 Sandbach Road, Congleton, Cheshire East, CW12 4LB	Carry out a sympathetic crown reduction of approximately 1.5 m, maintaining the tree's natural shape and structural balance. Lift the lower crown by 1 m by removing selected secondary branches only, ensuring even clearance around the canopy. Remove all dead, dying and fractured branches throughout the crown.
17.	26/1550	THE LOWE, 86 Buxton Road, Congleton, Cheshire East, CW12 2DY	Extensions and alterations to existing dwelling.
18.	26/1551	THE LOWE, 86 Buxton Road, Congleton, Cheshire East, CW12 2DY	Listed Building Consent
19.*	26/1609	Aldi, Unit 15, WEST HEATH SHOPPING CENTRE Holmes Chapel Road, Congleton, Cheshire East, CW12 4NB	The installation of replacement mechanical plant at Aldi Foodstore, Unit 15, West Heath Shopping Centre, Holmes Chapel Road, Congleton, CW12 4NB.
20.	26/1653	104 Park Lane, Congleton, Cheshire East, CW12 3DE	Felling and Removal of a diseased Ash tree