



## Congleton Town Council

<b>Title</b>	<b>Planning Committee</b>
Date of Meeting Time	28 May 2026 7:00 pm
Status	<b>Draft Minutes – to be ratified at the next Committee meeting</b>
Reference Documents	<a href="#">Agenda Papers for Planning – 28 May 2026</a>

### Attendance

<b>Committee Members</b>	Cllr Amanda Martin (Chair) Cllr Robert Douglas Cllr Mark Edwardson Cllr Rob Moreton Cllr Liz Wardlaw Cllr Kay Wesley
<b>Ex Officio</b>	Cllr Suzy Firkin (Mayor) Cllr Robert Douglas (Deputy Mayor)
<b>Non-Committee Members</b>	Cllr Glen Williams & Cllr Gary Wilsom
<b>Officers</b>	David McGifford (Chief Officer)
<b>Members of the Press</b>	0
<b>Members of the Public</b>	0

#### 1. Apologies for Absence

Apologies were received from Cllrs Suzie Akers Smith and David Brown

#### 2. Minutes of Previous Meetings

**PLN/01/2627 resolved** to approve and sign the Planning Committee minutes held on 23<sup>rd</sup> April 2026 as a correct record.

#### 3. Declarations of Disclosable Pecuniary Interest

Cllrs Robert Moreton and Liz Wardlaw declared a non-pecuniary interest in matters relating to Cheshire East Council. Cllr Robert Douglas declared a non-pecuniary interest

in planning application 26/1653 104 Park Lane, Congleton. Cllr Douglas abstained when it came to voting.

#### **4. Outstanding Actions**

There were no outstanding actions; outstanding issues are covered within Planning Enforcement.

#### **5. Questions from Members of the Public**

There were no questions from members of the public

#### **6. Urgent Items**

There were no urgent items

#### **7. Planning Enforcement**

To receive any updates on enforcement matters.

##### **7.1 Astbury Place / Congleton Park**

It was agreed that Cheshire East Ward Councillor Rob Moreton would -

With the support of senior Councillors at Cheshire East Council, meet with the Head of Planning to establish the current situation about the installation of the footbridge as per the section 106 agreement.

1. If Cheshire East Council have decided that the bridge is not going to be installed, provide the reasons why.
2. Establish what the Section 106 funding will be used for and within what timescale.
3. Establish if they will be engaging with the Town Council on any proposed use of the funds.

##### **7.2 Section 106**

Cllr R Douglas provided an update on the status of Section 106 Funding. See Appendix 1.

#### **8. Planning Applications Section 1**

There were no members of the public present.

## 9. Licensing Applications

There were no licensing applications received.

## 10. Planning Appeals

**PLN/02/2526 resolved** to note the planning appeal for **Planning application [26/0400](#)** - Planning appeal (ref 6009625) – and advise Cheshire East Council that Congleton Town Council's position on this application has not changed.

## 11. Planning Applications Section 2

**PLN/03/2526 resolved** to remove the star from item 23 and approve all other starred items, as no objection

	App Ref	Location Details	Proposal	Comments ++
1.	<a href="#">25/4536</a>	Land West Of Forge Lane, Congleton, CW12 4HF	Permission in principle for the erection of residential development of not more than nine dwellings.  <b>Note: Previously Objected</b>	<b>OBJECTION Please note the following</b>  <b>Forestry Commission comments</b> re Ancient Woodland -provides clear guidance on protection of ancient woodland and stated “you should not consider proposed compensation measures as part of the assessment”  <b>Ecology comments</b> - Strongly object due to the fact there are irreplaceable habitats present on site. So significant losses of these irreplaceable and priority habitats are not aligned with Cheshire and Warringtons Local Nature Recovery Strategy  <b>All comments contained within Cheshire Wildlife Trust’s Comments – headline comment – “this is one of the more damaging applications I’ve seen in the last several years”.</b>

	App Ref	Location Details	Proposal	Comments ++
				<p>Previous observations re significant Highways issues</p> <p>No proposed improvements to the narrow lane have been put forward</p> <p>Noted Cllr R Moreton abstained</p>
2.	<a href="#">26/1127</a>	63 Lawton Street, Congleton, Cheshire East, CW12 1RU	Change of use of the ground floor - commercial section of 63 Lawton St	No Objection
3.	<a href="#">26/1144</a>	19 Moody Street, Congleton, Cheshire East, CW12 4AN	Proposed change of use from offices to dwelling house.	No Objection
4.*	<a href="#">26/1219</a>	96 Boundary Lane, Congleton, Cheshire East, CW12 3JF	Lawful Development Certificate for proposed construction of single storey rear extension	No Objection
5.	<a href="#">26/1222</a>	196 Biddulph Road, Congleton, Cheshire East, CW12 3LS	Proposed agricultural building to store fodder and implements.	<p><b>Objection</b> -overshadowing and significant loss of outlook for neighbouring properties.</p> <p>Noted Cllr L Wardlaw Abstained</p>
6.	<a href="#">26/1262</a>	92A PARK LANE CONGLETON CW12 3DD	Fell Beech tree in back garden.	<b>Objection</b> on the grounds of lack of information including imagery
7.	<a href="#">26/1378</a>	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.	<p>No Objection</p> <p>Noted R Douglas Abstained</p>

	<b>App Ref</b>	<b>Location Details</b>	<b>Proposal</b>	<b>Comments ++</b>
8.	<a href="#">26/1401</a>	Land North Of, RADNOR PARK INDUSTRIAL ESTATE Back Lane, Congleton, Cheshire East	Release from legal obligation relating to affordable housing on approval 16/1824M	No Objection
9.*	<a href="#">26/1453</a>	15 Meadow Avenue, Congleton, Cheshire East, CW12 4BX	Proposed single-storey rear extension.	No Objection
10.	<a href="#">26/1473</a>	ASH TREE COTTAGE, 7C Leek Road, Congleton, Cheshire East, CW12 3HS	Emergency take-down of ash tree on the front boundary	No Objection - request felled tree is replaced by 3 suitable native trees
11. *	<a href="#">26/1479</a>	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	No Objection
12. *	<a href="#">26/1480</a>	23 Holmesville Avenue, Congleton, Cheshire East, CW12 4HA	Single-storey rear flat roof extension	No Objection
13. *	<a href="#">26/1510</a>	THE QUINTA PRIMARY SCHOOL Ullswater Road, Congleton, Cheshire East, CW12 4LX	Certificate of lawful development for single- storey extension	No Objection

	App Ref	Location Details	Proposal	Comments ++
14.	<a href="#">26/1531</a>	2 Poplar Close, Congleton, Cheshire East, CW12 4UJ	Proposed Outbuilding	No Objection provided that there is no generation of noise that impacts upon neighbouring properties
15.	<a href="#">26/1542</a>	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,	<b>Objection</b> on the grounds of lack of information and imagery  Cllr L Wardlaw Abstained
16.	<a href="#">26/1543</a>	27 Sandbach Road, Congleton, Cheshire East, CW12 4LB	Carry out a sympathetic crown reduction	No Objection
17.	<a href="#">26/1550</a>	THE LOWE, 86 Buxton Road, Congleton, Cheshire East, CW12 2DY	Extensions and alterations to existing dwelling.	No Objection – request felled trees are replaced by 6 suitable native trees
18.	<a href="#">26/1551</a>	THE LOWE, 86 Buxton Road, Congleton, Cheshire East, CW12 2DY	Listed Building Consent	No objection
19. *	<a href="#">26/1609</a>	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.	No objection
20.	<a href="#">26/1653</a>	104 Park Lane, Congleton, Cheshire East, CW12 3DE	Felling and Removal of a diseased Ash tree	No objection - request felled tree is replaced by 3 suitable native trees

	App Ref	Location Details	Proposal	Comments ++
<b>Additional Planning Applications</b>				
21. *	<a href="#">26/1668</a>	RAINOW FARM Under Rainow Road, Congleton, Cheshire East, CW12 3PL	Retention of an agricultural track and movement of access to agricultural field.	No Objection
22. *	<a href="#">26/1780</a>	19 Jubilee Road, Congleton, Cheshire East, CW12 3AJ	Single storey side and rear extension.	No Objection
23.	<a href="#">26/1885</a>	GREYSTONES Boundary Lane, Congleton, Cheshire East, CW12 3JA	Variation of condition 2 on approval 25/2819/FUL: Demolition of bungalow and garage and the construction of a detached four-bedroom dwelling. Design and material changes.	No Objection

**Meeting finished at 20.30.**

**Chair**

**ClIr Amanda Martin**

## **Appendix 1 Section 106 updates**

On 30th April, 2026, Councillor Emma Hall kindly forwarded to me the latest Section 106 Financial Ward Report, and I have just completed my detailed analysis of that report for Congleton.

### **POTENTIAL OUTSTANDING MONIES**

In August 2025, there were 22 specific sums of Section 106 monies outstanding in respect of nine Congleton planning applications, which totalled £ 661,910.08. On 16th February, 2026, Cheshire East Council confirmed that all these 22 specific sums were still outstanding and are all overdue.

On the 30th April, 2026, 17 of these 22 overdue outstanding monies totalling £ 574,492.80 were still outstanding and overdue.

Of the other five, two specific sums totalling £ 22,468.00 in respect of Play Area Equipment Provision/Enhancement and Maintenance for Planning Application 14/3747C Land at Radnor Trading Estate, Bank Lane do not appear at all in the April 2026 S106 Financial Ward Report. I have sent a Freedom of Information Request, with the Chief Officer on copy, asking if this sum of £22,468.00 has been received, allocated and spent to ascertain why it does not appear on the April 2026 list.

The other three relate to Planning Application No 13/0918 Land off Manchester Road, Congleton CW12 2HU:

1. The October 2025 report stated that there was £ 37,500 outstanding, before indexation, in respect of Highways. However, the April 2026 report states that £ 64,695.44 was received, and this has all been allocated to the Congleton Link Road.
2. The October 2025 report stated that there was £ 16,119 outstanding, before indexation, in respect of Greenspace Maintenance. However, the April 2026 report states that £ 27,808.69 was received and this is listed as available. I discuss this further in this report.
3. The October 2025 report stated that there was £ 11,330.28 outstanding, before indexation, in respect of Greenspace Provision/Enhancement. However, the April 2026 report states that £ 19,547.12 was received and this is listed as available. I discuss this further in this report.

For the first time, potential outstanding monies relating to Planning No 24/2497C John Morley Importers appear on the Section 106 Financial Ward Analysis. These monies total £ 298,766.15 in respect of Recreation, Towpath Provision, Heath and Greenspace. All this £ 298,766.15 should be paid by the developer prior to the occupation of the seventh dwelling.

### **AVAILABLE MONIES**

There are 12 separate sums of Section 106 monies available in respect of six planning applications.

I have sent a Freedom of Information Request, with the Chief Officer on copy, for the following six specific items, asking does Cheshire East have any projects in mind on how to utilise these funds, and would Cheshire East welcome suggestions from Congleton Town Council on suitable project(s) to utilise these funds;

1. Planning Application No 13/426C Land West of Padgbury Lane for Bus Stop/Shelters Contribution £ 12,932.02
2. Planning Application No 15/2099C Tall Ash Farm for Highways Traffic Regulation Order £ 6,330.92
3. Planning Application No 15/2099C Tall Ash Farm for Highways Public Realm Contribution £ 16,380.00
4. Planning Application No 15/2099C Tall Ash Farm for Bus Stops/Shelters Contribution £ 24,000.00
5. Planning Application No 13/0918C Land off Manchester Road for Greenspace £ 27,808.69 (Recently received as noted above)
6. Planning Application No 13/0918C Land off Manchester Road for Greenspace £ 19,547.12 (Recently received as noted above)

The Spend By Deadline is five or more years for five of the above six. The one exception is the £ 12,932.02 for the Bus Stop/Shelters Contribution in respect of Land West of Padgbury Lane, which has a Spend By Date of 1<sup>st</sup> June 2027. I have asked Cheshire East to provide an assurance that these monies will be spent by 1st June 2027. It would be extremely galling if Cheshire East had to return this sum back to the developer on account of not spending it on time, when this is the only money received in respect of this development with the other £ 804,896.56 being “permanently lost” owing to the bankruptcy of this developer, Stewart Milne.

Cheshire East do not detail any specific projects for five of the above. Alarmingly, Cheshire East states that the £ 6,330.92 of the Tall Ash Traffic Regulation Order is earmarked to be spent on Bank Corner Junction in Alsager. To make matters worse, Cheshire East Council states that £ 221.08 of funding in respect of this Tall Ash Planning Application has already been spent on Bank Corner Junction, Alsager. In my Freedom of Information Request, I have asked Cheshire East Council to confirm that this is a mistake or else provide a full explanation and justification.

There is one item in respect of a Health Contribution of £ 47,285 relating to Planning Application No 17/4031C Vale Business Centre, Priestly Fields, and I have asked Cheshire East if they have any projects in mind on how to utilise these funds.

Four of the 12 separate sums relate to Windsor Place and total £ 24,919.78 in respect of Play Areas and Open Space. Prior to the August, 2025 Planning Committee Meeting, Cheshire East advised the Chief Officer that this money would be spent on Townsend Road. Alarmingly, this sum of £ 24,919.78 appears on the April 2026 Financial Ward Report as “Available” with a Spend By Deadline of 1<sup>st</sup> June 2026. I have asked the Chief Officer to seek assurance from Cheshire East that this money will be spent before next week’s Spend By Deadline.

The final item relates to the “Available” sum of £ 30,072.00 for Planning Application No 16/4558C Land off Macclesfield Road in respect of Outdoor Sport and Recreation. Prior to the August, 2025 Planning Committee Meeting, Cheshire East advised the Chief Officer that the spend date is 2034 and that, as they do not currently have a project scoped, they would welcome Congleton Town Council’s suggestion on where and how this sum should be spent.

Councillor Robert Douglas - 27th May, 2026