

**Item 5 – Public Speaking/Open Session – Written Responses**

**3 Robert Douglas**

Why are Thistle Way Planning Applications 13/4216C and 13/4219C not on the Planning Portal, meaning relevant information is unobtainable?

*We are aware there are issues following introduction of the new Planning system and this is the reason you are currently unable to view some applications online – please see the link attached containing our current advice - Planning Service Update.*

The October 2024 schedule generated by Cheshire East of outstanding S106 monies confirms my residents' concerns.

It appears that about £ 540,000 of S106 monies due prior to first occupation of Thistle Way, in around February 2019, almost six years ago and a further £ 255,000 prior to 75% occupation, which was about 3 years ago, have not been received. An additional £ 10,000 also not received.

*We are aware there are monies overdue totalling £318,805.00 pertaining to planning application ref: 13/4216C. These will be pursued without delay. There is no reason why payment will not be received in full from the Developer once reminded of its Legal obligation.*

The developer, Stewart Milne, went into administration in January 2024. Why was this sum of over £ 800,000 not received years ago? Is this debt lodged with the administrators? Is this substantial sum now probably irrecoverable?

*We are aware there are monies outstanding totalling £481,091.00 pertaining to planning application ref: 13/4219C. Senior Managers and the Council's Legal Team have been alerted to the situation and will work with the Administrators accordingly.*

Are there any other Section 106 overdue and unpaid monies that relate to a developer in administration or similar arrangement?

*No, not that we are aware of.*

Working from Cheshire East's own figures, I estimate for sites within Congleton Town's boundary, except Thistle Way and the bridge linking Astbury Place with Congleton Park, over £ 1 million of S106 monies have not yet been received. How much of this, if any, is overdue?

*The Council has recently introduced a new software system that will assist the s106 and CIL Team to monitor Agreements more effectively. A key priority is to monitor and recover any overdue monies.*

Working from Cheshire East's own figures, I estimate there is £575,000 of S106 monies within Congleton's boundary that has been received and is listed as available. Some of these monies are under time constraints. When were these monies received, what plans are in place to utilise them and by what date?

*As part of the system improvements efforts are being focused on enabling the Services to take increased responsibility for allocating monies and subsequently their timely expenditure. Please direct any questions you have relating to project details to the relevant Service Owner quoting the Planning Application Number and Clause.*