



**Civic Hall, off Park Lane, Poynton, Cheshire, SK12 1RB**

Date: 12<sup>th</sup> May 2021

A meeting of the Planning & Environment Working Group will be held via Microsoft Teams (downloaded app) on Monday 17<sup>th</sup> May 2021 at 8.00pm.

Press and public are welcome to attend the meeting, and members of the public may ask questions under item 2. Please contact the Town Clerk at [haf.barlow@poyntontowncouncil.gov.uk](mailto:haf.barlow@poyntontowncouncil.gov.uk) or telephone 01625 872238 for access details for the Microsoft Teams Meeting.

Yours faithfully,

Haf Barlow  
Town Clerk

**Agenda**

1. To note if anyone attending, or present, at the Working Group meeting is making, or intends to make, an audio recording or film of the meeting.
2. Questions from members of the public.
3. Apologies for absence.
4. Declarations of disclosable pecuniary or other interests.
5. To consider the Committee Action Log for 2020-2021 and agree recommendations to the Clerk for action under delegated authority.
6. To receive and consider the Cheshire East Strategic Planning Update for May 2021.
7. To receive and consider an update from the Clerk on enforcement action in relation to land between 4-6 Shrigley Road North and the responses from Cheshire East Planning Enforcement regarding breaches of planning at the site. To agree recommendations to the Clerk for action under delegated authority.
8. To consider the planning issues identified by residents at King Pool Place, off South Park Drive, Poynton (formerly The Grange) and agree recommendations to the Clerk for action under delegated authority.
9. To consider the alleged breach of planning at Kettlethulme Way, Poynton and agree recommendations to the Clerk for action under delegated authority.
10. To note the response from Stockport Metropolitan Borough Council in relation to the Town Council's Freedom of Information Act Request and agree recommendations to the Clerk for action under delegated authority.

11. To receive and consider a report from the Chair on the outcome of the Northern Planning Committee Meeting decision in relation to planning application 20/5087M 207 Coppice Road.
12. To receive and consider the notice from Cheshire East of the submission of the SADPD to the Secretary of State for Housing, Communities and Local Government. To agree recommendations to the Clerk for action under delegated authority.
13. To receive and consider the notice of consultation from Cheshire East regarding the Final Draft Houses in Multiple Occupation Supplementary Planning Document (“HMO SPD”) and the Draft Housing Supplementary Planning Document (“Housing SPD”). To agree recommendations to the Clerk for action under delegated authority.
14. To note the response received from Cheshire East in relation to the Town Council’s concerns regarding Highways Officer Reports for some planning application.
15. To receive and consider the NALC request for evidence in relation to the Electronic Communications Infrastructure. To agree recommendations to the Clerk for action under delegated authority.
16. To receive and consider the planning decision list.
17. To receive and consider the following appeals and agree recommendations to the Clerk for action under delegated authority:
  - a) 20/5504M – Domek, 48 Towers Road, Poynton, Erection of two detached homes
  - b) 20/5775M – 16 Fir Close, Poynton, Erection on 1no. Detached bungalow
  - c) 21/0264M – 64 Dickens Lane, Poynton – Full planning application for the demolition of the dwelling and the erection of three detached dwellings and apartments and associated landscape and access works.
18. Planning applications received for consideration

Application No: 21/1586M

Location: Land at Fruit Farm, Coppice Road, Poynton,

Applicants Name: Mr Kay

Proposal: Change of use of land from agricultural for a dog exercise enclosure

Application No: 21/1846M

Location: Domek, 48 Towers Road, Poynton, SK12 1DE

Applicants Name: Mr Thomas Ratcliffe & Michael Sochaczewski

Proposal: Erection of two detached homes

Application No: 21/1887M

Location: 18 Shrigley Road North, Poynton, SK12 1TE

Applicants Name: Mr Ben Forrest

Proposal: Renovate upgrading insulation and build rear extension with solar panels

Application No: 21/2128M

Location: 55 Chester Road, Poynton SK12 1HB

Applicants Name: Andrew Ferguson

Proposal: Single storey rear extension

Application No: 21/2185M  
Location: Glasfryn, Woodford Road, Poynton, SK12 1ED  
Applicants Name: Mr Kevin Jacob  
Proposal: Single storey rear extension

Application No: 21/2221M  
Location: Land between 4 and 6 Shrigley Road North, Poynton SK  
Applicants Name: Urban Imprint  
Proposal: Erection of single storey side extensions to each of the two detached properties (approved via 19/3950M) to create a garage and utility room.

Application No: 21/2228M  
Location: Trees, 32 Towers Road, Poynton, Stockport SK12 1DD  
Applicants Name: Mr & Mrs Holt  
Proposal: Part two storey / first floor extension to front of property. First floor extension over existing garage. Single storey extension to rear.

Application No: 21/2250M  
Location: 207 Coppice Road, Poynton SK12 1SW  
Applicants Name: Mr Averell, for Linear Construction Ltd.  
Proposal: Prior approval of a single storey rear extension extending 6.00 metres beyond the rear wall, maximum height of 3.00 metres and eaves height of 3.00 metres.

Application No: 21/2288M  
Location: 5 Nelson Avenue. Poynton SK12 1RR  
Applicants Name: Mr & Mrs Jee  
Proposal: Proposed single storey side extension

Application No: 21/2314M  
Location: 8 Nelson Close, Poynton, SK12 1RT  
Applicants Name: Mr Richard Wright  
Proposal: Proposed first floor rear extension

Application No: 21/2323M  
Location: 107 Dickens Lane, Poynton, SK12 1NT  
Applicants Name: Mr Burl  
Proposal: Remodelling of front garden including construction of bin and bike stores, new permeable paving and driveway

Application No: 21/2330M  
Location: 35 Shrigley Road North, Poynton SK12 1TE  
Applicants Name: Mr Shippen  
Proposal: Prior approval of a conversion of office space to residential flat.

Application No: 21/2376M  
Location: 30 Lostock Hall Road, Poynton, SK12 1DP  
Applicants Name: Andrew Garside  
Proposal: Loft conversion including introduction of roof windows to front and rear roof slopes

Application No: 21/2384M  
Location: 19 Abbey Court, Poynton, SK12 1WW  
Applicants Name: N Waller

Proposal: Proposed demolition of existing bay window construction in rear garden and construction of new single storey sunroom with pitched roof

Application No: 21/2385M

Location: 30 Woolley Avenue, Poynton SK12 1XU

Applicants Name: A House

Proposal: Certificate of lawful development for Rear Extension - To have a similar footprint with the same rear projection as the existing structure, with eaves at 2.35m and ridge at 3.5m. Porch - To have a similar footprint with 2.4m external floor area, with eaves at 2.1m and ridge at 3m.

Application No: 21/2502M

Location: 30 Swan Close, Poynton SK12 1HX

Applicants Name: Caroline Crotty

Proposal: Garage conversion and single storey front extension to hallway

19. Communication messages. To consider and agree any communication messages arising from this meeting