



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

Date: 23rd April 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 28th April 2025 at the Civic Hall, Poynton, SK12 1RB.

Yours faithfully,

Haf Barlow
Town Clerk

Agenda

1. To note if anyone attending, or present, at the 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 approve the minutes of the Planning & Environment Committee meeting on 31st March 2025.
6. To receive and consider the action log for 2025-2026.
7. To receive and consider the Traffic Mitigation Assessment Review – Local Lanes Poynton / Adlington.
8. To note the Appeal Decision APP/R0660/W/24/3351286 Red Legg Farm, Green Lane, Poynton SK12 1TJ.
9. To note the Appeal Decision APP/R0660/W/24/3351334 Wainwright Caravans, Lower Park Road, Poynton SK12 1EE.
10. To receive and consider the email response from Tim Roca MP regarding his support for Poynton to be recognised as a Key Service Centre.
11. To receive and consider the response from the Environment Agency on their refusal to review Poynton Pool flood maps.
12. To receive and consider the reply to the outstanding issues raised by this Committee about the Copperfield's Development from the new Site Manager.
13. To approve the draft standard Biodiversity wording for planning applications.

14. To receive and consider the email from Asset Management Service at Cheshire East regarding the 85852 Notification – Easement for Drainage and Licence for Compound for works – Land at Barlowfold Farm, London Road, Poynton.
15. To note decisions made under SO51 by this Committee:
 - Recommendation to Cheshire East Planning to object to the planning application:
Application Number: 25/0741/HOUS
Address: 8 Vicarage Lane, Poynton SK12 1BG
Proposal: Retrospective part single storey part two storey rear extension, single storey side extension, porch, and dormer.
16. To receive and consider the Housing Supply Update from the Head of Cheshire East Planning.
17. To receive and consider the report on residential planning consents in Poynton from the Chair.
18. To receive a report on the following Cheshire East Planning applications and to agree a response:

Application No: 24/3606M

Location: Bulls Head Inn, 115 London Road North, Poynton SK12 1AG

Proposal: Change of use of existing public house to create 2 new homes and the erection of 2 new homes within the existing curtilage.

Application No: 25/0837/VOC

Location: 26 London Road South, Poynton, SK12 1NJ

Proposal: Variation on conditions 2, 10, 20, and 22 on approval 24/1224M: Amendments to approved house types. Revised siting of the garage for plot 3. A revision to the site layout to include an internal access road to ensure the approved scheme is consistent with the parallel application for an additional dwelling (plot 4) on land adjacent to this site.

Application No: 25/0838/FUL

Location: 26, London Road South, Poynton SK12 1NJ

Proposal: Construction of one dwelling and associated works.

Application No: 25/0969/HOUS

Location: 56 Charlecote Road, Poynton SK12 1DL

Proposal: single storey front and rear extension with alterations to roof (Resubmission of 22/3076M)

Application No: 25/1202/PRIOR – 1AA

Location: 5, Mill Hill Avenue, Poynton, SK12 1EQ

Proposal: Prior approval for the proposed enlargement of dwelling by additional storey raising the maximum height of the roof by 2.42 metres.

Application No: 25/1065/CLPUD

Location: 96 Chester Road, Poynton SK12 1HG

Proposal: Certificate of lawful development for proposed single storey side and rear extension.

Application No: 25/0930/HOUS
Location: 10, Brookside Avenue, Poynton SK12 1PN
Proposal: Single storey rear extension.

Application No: 25/0814/HOUS
Location: 26 Anglesey Drive, Poynton SK12 1BU
Proposal: Single storey rear extension and lifting of the existing roof with first floor extensions.

Application No: 25/0390/RES
Location: The Hunting Lodge, Coppice Road, Poynton SK12 1SP
Proposal: Reserved Matters application for approval of access, appearance landscaping, layout and scale following Outline approval 22/5036M for a single detached dwelling (dormer bungalow)

Application No: 25/0899/HOUS
Location: 85, Dickens Lane, Poynton SK12 1NT
Proposal: Erection of single storey rear extension, two storey side extension, front porch and raising of roof to existing rear extension with a new flat roof.

Application No: 25/0995/CLPUD
Location: 41 Chester Road, Poynton, SK12 1 HA
Proposal: Lawful development certificate for proposed single storey rear extension

Application No: 25/1009/HOUS
Location: 30 Parklands Way, Poynton SK12 1AL
Proposal: Proposed rear extension to existing bungalow

Application No: 25/1037/HOUS
Location: 3 Deva Close, Poynton SK12 1HH
Proposal: Extending the existing ground floor side extension and add a first-floor extension.

Application No: 25/1166/HOUS Householder
Location: 52 Brookfield Avenue, Poynton, SK12 1JE
Proposal: Erection of Two Storey Side and Rear Extensions - First Floor Rear Extension, and Erection of Front Canopies and Associated Alterations

19. Communication messages.