



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

Date: 27th August 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 1st September 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 28th July 2025.
6. To receive and consider the action log for 2025-2026.
7. To note/receive and consider the Management Group's contact details for the new Copperfield's development.
8. To receive and consider the response from Cheshire East Highways regarding the emergency access on Dickens Lane to the Copperfield's development.
9. To receive and consider the email from the Section 106 & CIL Monitoring Officer regarding Self Build properties.
10. To receive and consider the Green Belt Member briefing slide package from Cheshire East Council.
11. To receive and consider Tim Roca MP's emails regarding the "Grey Belt" and the planning application for a battery storage facility.
12. To receive and consider a draft briefing note from the Chair for Tim Roca MP on "Grey Belt" issues.
13. To receive and consider the response from Cheshire East regarding missing planning comments from the Planning Portal.

14. To receive and consider an email from Cheshire East Head of Estates regarding the Trees at Anson Road.
15. To receive and consider the response from Elan Homes regarding the junction improvement works and new car park at Hazelbadge Road, Poynton.
16. To receive and consider the BBC article on the tree removal plan at Poynton Pool and the correspondence between Cheshire East and Friends of Poynton Pool.
17. To note and receive the recent planning appeal outcomes from the Planning Inspectorate.
 - 24/3061M New Dwelling, Coppice Road, Poynton SK12 1SP
 - 24/1858M 8 Vicarage Lane, Poynton SK12 1BG
18. To note the decisions made under S051 by this Committee:
 - a) Email response to D Malcolm regarding his comments to the Town Council regarding the Battery Storage System planning application 24/5075/FUL.
 - b) Recommended responses to planning applications prepared by the Chair, with deadlines before the next planning meeting.
 - 25/2680/HOUS 82 Parklands Way, Poynton SK12 1BS
Erection of single storey side and rear extensions to dwelling
 - 25/2695/HOUS Park House, South Park Drive, Poynton SK12 1BS
Alterations to roof, erection of two storey front porch extension from dwelling to proposed garage, conversion of loft to living space, and alterations to external finishes to dwelling.
 - 25/2701/HOUS Benbecula, 11 Elms Bed Road, Poynton SK12 1TG
Erection of single storey side extension to dwelling.
 - 25/2710/HOUS 19 Lindisfarne Drive, Poynton SK12 1EW
Erection of single storey rear extension and erection of new door and window to existing side elevation.
 - 25/2734/HOUS 37 Lostock Hall Road, Poynton SK12 1DP
Erection of single storey extension and erection of front porch extension.
 - 25/2776/HOUS 8 Brecon Close, Poynton SK12 1AU
Erection of porch to the front elevation and single storey extension.
19. To receive a report on the following Cheshire East Planning applications and to agree a response:

Application: 24/3606M (Appeal Reference: APP/R0660/W/25/3369908)
Location: Bulls Head Inn, 115 London Road North, Poynton SK12 1AG
Proposal: Change of use of existing public house to create two new homes and the erection of two new homes within the existing curtilage.

Application: 25/2950/FUL

Location: Land lying West of Macclesfield Canal

Proposal: Proposed change of use of land to mixed use agricultural and equestrian and the Installation of a manège.

Application: 25/2821/FUL

Location: 62-66 Park Lane, Poynton SK12 1RE

Proposal: Change of use of upper floors to create 3 apartments with associated works.

Application: 25/3033/HOUS

Location: 19 Oak Grove, Poynton, SK12 1AD

Proposal: Erection of single storey rear extension, erection of first floor extension and erection of front porch.

Application: 25/2813/PIP

Location: Land adjacent to Woodhouse Farm Anson Road, Poynton SK12 1TD

Proposal: Permission in principle for 9 dwellings.

Application: 25/3015/HOUS

Location: 24 Anglesey Drive, Poynton, SK12 1BU

Proposal: Demolition of existing conservatory and former changing block, erection of two storey extension to the rear, erection of extended porch with pitched roof to workshop, erection of double garage, erection of link corridor and associated landscaping alterations.

Application: 25/3089/HOUS

Location: 1 Clumber Close, Poynton, SK12 1PG

Proposal: Erection of extension of dormer to front elevation.

Application: 25/3029/CLPUD

Location: Glenside The Coppice, Poynton, SK12 1SR

Proposal: Certificate of proposed lawful development for the Erection of dormer to rear elevation of roof and introduction of two rooflights to front elevation.

20. Communication messages.