



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

Date: 23<sup>rd</sup> July 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 28<sup>th</sup> July 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 30<sup>th</sup> June 2025.
6. To receive and consider the action log for 2025-2026.
7. To receive and consider the email from a resident regarding planning application 25/0454/PIP Waterloo Road, Poynton SK12 1RZ, Permission in principle for up to 2no. dwellings.
8. To receive and consider the response to the Member's enquiry from Cheshire East regarding the telegraph pole on Hepley Road, Poynton, and to consider more generally issues regarding the installation of new telegraph poles.
9. To receive and consider an email from Head of Planning at Cheshire East regarding application 24/5075/FUL, for development of a Battery Energy Storage System.
10. To receive and consider the news release from Cheshire East Council regarding the new waste recycling centre contract.

11. To receive and consider the emails from Friends of Poynton Pool and Cheshire East Council regarding the Poynton Pool Spillway proposal.
12. To receive and consider the email regarding road improvements on Hazelbadge Road.
13. To note the decisions taken under Standing Order 51 by this committee:
  - To submit comments to Cheshire East Planning regarding  
Application: 24/5222/FUL  
Address: Land at Birch Trees Farm, Coppice Road, Poynton SK12 1SP  
Proposal: Construction of two agricultural barns and alteration to an agricultural road with associated landscaping and works
14. To receive and consider the premises licence application for 74 Park Lane, Poynton SK12 1RE.
15. To receive a report on the following Cheshire East planning applications and to agree a response:

Application: 25/2263/HOUS

Location: Red Legg Barn, Green Lane, Poynton SK12 1TJ

Proposal: Erection of single storey garden room to rear elevation.

Application: 25/2028/FUL

Location: Land East of Squirrels Chase at Lostock Hall Road, Poynton SK12 1DP

Proposal: This application seeks full planning permission for the erection of three detached properties and associated access and landscape works.

Application: 24/5222/FUL (SO51)

Location: Land at Birch Trees Farm, Coppice Road, Poynton SK12 1SP

Proposal: Construction of two agricultural barns and alterations to an agricultural road with associated landscaping and works.

Application: 25/2205/PIP

Location: Moggie Lane Farm, Moggie Lane, Adlington, Cheshire East SK10 4NY

Proposal: Permission in principle for up to 3no. residential dwellings on land on the south side of Dickens Lane, Wards End.

Application: 25/2316/HOUS

Location: 10 Eaton Close, Poynton SK12 1UY

Proposal: Proposed two storey rear extension.

Application: 25/2325/HOUS

Location: 3 Brookfield Avenue, Poynton SK12 1HZ

Proposal: Demolition of existing ground floor extension to the rear elevation and erection of replacement single storey extension to the rear elevation.

Application: 25/2344/HOUS

Location: 2 James Pimlott Drive, Poynton SK12 1DQ

Proposal: Demolition of an existing single-storey rear bay extension and the erection of a new single storey rear extension, internal alterations, and alterations to existing boundary and landscaping to include relocation of brick boundary wall and extension to fence to form enclosed back garden.

Application: 25/2376/CLEUD

Location: 74 Park Lane, Poynton SK12 1RE

Proposal: Lawful Development Certificate for existing use as commercial premises.

Applications: 25/2373/NMA and 25/2374/NMA

Location: Sprink Farm, Dickens Lane SK12 1NU

Proposal: Non-material amendment to approved application 17/4256M – Outline planning application for the demolition of all buildings and structures and the erection of up to 150 dwellings with 30% affordable homes, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dickens Lane. All matters reserved except for means of access.

Application: 25/2566/CLPUD Certificate of Lawful Use / Development - Proposed

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

Proposal: Certificate of proposed lawful development for a Proposed Dormer and Pitched Roof to Flat Roof.

Application: 25/2492/HOUS

Location: 53 Anglesey Drive, Poynton, SK12 1BU

Proposal: Erection of single storey rear extension, erection of first floor extension, erection of front elevation extensions, external alterations and associated landscaping works.

Application: 25/2644/PRIOR

Location: 11B at 18 And, 16 Lostock Road, Poynton, Stockport, Cheshire East, SK12 1LL (the former railway station)

Proposal: Prior approval to demolish these houses.

Application: 25/2655/CLEUD

Location: 8 Vicarage Lane, Poynton, SK12 1BG

Proposal: Lawful development certificate for side and rear dormer extension.

16. Communication messages.