



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

Date: 17th September 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 22nd 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 1st September 2025
6. To receive and consider the action log for 2025-2026.
7. To receive and consider the email from Lyme Park regarding the new admissions hut.
8. To receive and the correspondence between Cheshire East and Friends of Poynton Pool and notes of meetings between the Town Council, Friends of Poynton Pool and Cheshire East Council.
9. To receive and consider the information provided by a resident regarding the mobile Household Waste and Recycling Centre.
10. To receive and consider the update on the Lithium Battery Campaign.
11. To receive and consider the response from David Malcolm regarding the battery storage planning application on Woodford Road.
12. To consider whether to update the Natural Environment Report produced by Cheshire Wildlife Trust as part of the Neighbourhood Plan.
13. To receive and consider the Tree Preservation Order for the land at Anson Road, Poynton.

14. To consider whether the reporting of urgent requests for Tree Preservation Orders when imminent felling is possible and reporting planning breaches to the Planning Enforcement Team should be delegated to the Clerk.
15. To receive the response from David Malcolm, Head of Planning, Cheshire East Council regarding 24/3606M - APP/R0660/W/25/3369908 Bulls Head Inn, London Road North, Poynton SK12 1AG
16. To receive and consider the response from the Section 106 & CIL Monitoring Officer regarding Self Build properties.
17. To receive and consider the response from Elan Homes regarding the junction improvement works and new car park at Hazelbadge Road, Poynton.
18. To note and receive the recent planning appeal outcomes from the Planning Inspectorate:
 - a) Appeal Ref: APP/R0660/W/25/3363024 New House Farm, Middlewood Road, Poynton, Cheshire SK12 1TU
 - b) Appeal Ref: APP/R0660/W/25/3363033 New House Farm, Middlewood Road, Poynton, SK12 1TU
19. To note the correspondence from a resident regarding application 25/0454/PIP, Land at Waterloo Road and to agree who should represent the Town Council at the Planning Hearing once the application is listed.
20. To receive a report on the following Cheshire East Planning applications and to agree a response:

Application: 24/2902/FUL
Location: Former Local Authority Depot London Road North, Poynton
Proposal: Construction of two five-bedroom detached domestic dwellings

Application: 25/1100/ADV
Location: 222 Park Lane, Poynton, SK12 1RQ
Proposal: Advert consent for a single, static poster applied to a traditional paper and paste billboard

Application: 25/3055/HOUS
Location: 17 Nickleby Road, Ponton, SK12 1LE
Proposal: Single storey rear extension

Application: 25/3062/FUL
Location: The Hunting Lodge, Coppice Road, Poynton, Sk12 1SP
Proposal: Demolition and replacement of existing dwelling

Application: 25/3091/PROPR-1A
Location: Barlow Fold Lodge, London Road North, Poynton, SK12 1BX
Proposal: Prior approval for a single storey rear extension extending 5m beyond the rear wall, maximum height of 4m and eaves height of 2.5m. Finished in white pebbledash render to match the existing property, featuring a gable end with French doors and paired side windows on either side. Decorative stone detailing will be incorporated to complement the character of the existing building.

Application: 25/3105/VOC

Location: 4 Brookside Avenue, Poynton, SK12 1PN

Proposal: Variation of conditions 2 and 3 on 23/1692M – Ground floor rear and part side.

Application: 25/3106/CLPUD

Location: 303 Park Lane, Poynton, Sk12 1RJ

Proposal: Certificate of lawful proposed development of an outbuilding in the garden to a house a home office.

Application 25/3236/HOUS

Location: 1 Lower Park Crescent, Poynton, SK12 1EF

Proposal: Demolition of garage and carport, erection of two storey side and rear extension, conversion of loft area to additional living space and installation of velux window

Application: 25/3297/FUL

Location: School Bungalow, Yew Tree Lane, Poynton, SK12 1PU

Proposal: Change of use from school bungalow to office space in connection with the school.

Application:25/3327/CLPUD

Location: 22 Fir Close, Poynton, SK12 1PD

Proposal: Certificated of proposed lawful use for demolition of rear conservatory/sun room and part rear extension to form new rear extension.

21. Communication messages.