



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

Date: 15th October 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 20th October 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 22nd September 2025.
6. To receive and consider the action log for 2025-2026.
7. To receive and consider the response from Cheshire East Council to the letter and invite sent to Cheshire East Council regarding the Adlington New Town.
8. To receive and consider the Stockport Local Plan Development Scheme.
9. To receive an update from the Clerk on Poynton Pool.
10. To receive and consider the two quotations from Cheshire Wildlife Trust to update the Neighbourhood Plan Natural Environment Report.
11. To receive, consider and agree a response to the Cheshire East Transport Plan consultation.
12. To consider whether the Town Council wishes to appoint a councillor to attend a meeting of the Cheshire East Bus Forum at 10am on Wednesday 19th November at the Mornflake Stadium, Crewe.
13. To note the action taken by the Clerk to report the dead trees on the Copperfields Estate to Planning Enforcement and the response received.

14. To receive and consider the invitation to the webinar regarding Lithium Batteries on Thursday 23rd October between 10-12pm.
15. To receive and consider the draft planning budget for 2026-2027.
16. To receive and consider the pre-application information to upgrade the existing radio base station installation at the Poynton Industrial Estate.
17. To receive and consider the response from the Section 106 & CIL Monitoring Officer regarding Self Build properties.
18. To note that planning application 25/2813/PIP - Land on Anson Rd Planning Application has been withdrawn.
19. To note the SO51 decision to approve the letter to from Bollington Town Council to Tim Roca.
20. To receive a report on the following Cheshire East Planning applications and to agree a response:

Application: 25/1302/HOUS

Location: 41 Green Lane, Poynton SK12 1TJ

Proposal: Demolition of existing single storey rear conservatory and erection of a single storey rear extension.

Application: 25/2205/PIP

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

Proposal: An application for Permission in Principle for up to 3 No. residential dwellings on Land on the South side of Dickens Lane, Wards End, Adlington.

Application: 25/3219/HOUS

Location: 261 Coppice Road, Poynton SK12 1SP

Proposal: Erection of two storey side extension, erection of single storey rear extension and erection of front canopy extension.

Application: 25/3289/FUL

Location: Poynton Fire Station, School Lane, Poynton SK12 1AX

Proposal: Single storey extension to south of the building, formed of a mixture of solid & glazed curtain walling panels with flat roof. Existing metal profiled roof sheet to be overlaid with new insulation and profiled metal roof. Installation of photovoltaics to roof. Formation of new entrance door complete with level access landing, installation of feature render to walls as indicated on drawings to Appliance Bay. Installation of new flagpole.

Application: 25/3470/VOC

Location: Copper Beeches, 37 Anglesey Drive, Poynton, SK12 1BU

Proposal: Variation of condition 2 on approval 21/0652M: Ground floor front extension and rear/side extension, first floor extension and internal alterations.

Application: 25/3515/HOUS

Location: 6 Holly Road, Poynton SK12 1PA

Proposal: Single storey side extension.

Application: 25/3598/PRIOR-1A

Location: 3 Haseley Close, Poynton SK12 1PJ

Proposal: Prior Approval for a proposed single storey rear extension, extending 3.70m beyond the rear wall, maximum height of 4.00m and eaves height of 4.00m.

Application: 25/3601/CLPUD

Location: 66 London Road North, Poynton SK12 1BY

Proposal: Lawful Development Certificate for proposed conversion of the existing loft into habitable space, including a new dormer on the rear elevation, changes to the fenestration to the rear elevation and internal alterations.

Application: 25/3622/HOUS

Location: 50 Shrigley Road South, Poynton SK12 1TF

Proposal: Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.

Application: 25/3640/HOUS

Location: 37 Chester Road, Poynton SK12 1HA

Proposal: Rear infill extension and associated remodelling works.

Application: 25/3649/HOUS

Location: 57 Oak Grove, Poynton SK12 1AD

Proposal: Proposed first floor side extension and associated works.

Application: 25/3661/HOUS

Location: 21 Green Lane, Poynton SK12 1TJ

Proposal: Two storey extensions to rear and side of dwelling, elevational alterations.

Application: 25/3738/HOUS

Location: 4 Towers Close, Poynton SK12 1DH

Proposal: Extension and remodel to existing dwelling. Proposals comprise a single storey rear infill extension, alterations to first floor dormer and external materials.

Application: 25/3756/HOUS

Location: 77 Mallard Crescent, Poynton SK12 1XG

Proposal: Proposed two storey side and single storey rear extension. Proposed new roof canopy to front elevation. Proposed new parking area to front of property.

Application: 25/3762/HOUS

Location: 3 Brookfield Avenue, Poynton SK12 1HZ

Proposal: Demolition of existing ground floor extension to the rear of the property. New part two storey part single storey side/rear extension.

Application: 25/3592/PRIOR-11B

Location: Deva Playing Field Spinners Lane, Poynton

Proposal: Prior approval for the demolition of 2nr 'portacabin' style single storey changing rooms.

Application: 25/3729/HOUS

Location: 10 Shrigley Road North, Poynton, SK12 1TE

Proposal: Proposed single storey front elevation extending garage and new porch Proposed single storey rear at ground and lower ground extension Proposed part side at ground and 1st floor side extension

Application: 25/3130/HOUS

Location: The Capstan House Middlewood Road, Poynton, SK12 1SH

Proposal: Erection of a traditional oak-framed two car garage ancillary to capstan House on previously developed woodland

Application: 25/3557/FUL

Location: Qc65 First Avenue, Poynton, SK12 1ND

Proposal: Change of use of QC65, First Avenue from Use Class B2 (General Industry) to Use Class B8 (Storage and distribution)

Application: 25/3770/HOUS

Location: 54 Milton Drive, Poynton, SK12 1EY

Proposal: Removal of existing rear garage and construction of part side and rear single storey extension

Application: 25/3920/PRIOR-3Q

Location: Former Agricultural Building, Coppice Nursery, Coppice Road, Poynton, SK12 1SP

Proposal: Prior approval for change of use and alteration of former agricultural building to a dwelling.

Application: 25/3802/HOUS

Location: 4 Gloucester Road, Poynton, SK12 1JJ

Proposal: Single storey infill extension in front of the existing garage/utility room, single storey attached garage/storage area to the right-hand side, when viewed from the front, lobbied entrance with gable roof and unifying roof and bay windows either side of the new entrance.

21. Communication messages.