



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

Date: 3<sup>rd</sup> December 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 8<sup>th</sup> December 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 10<sup>th</sup> November 2025.
6. To receive and consider the action log for 2025-2026.
7. To receive and consider the air quality monitoring results from January – November 2025.
8. To receive and consider the consultation on the emerging draft Stockport Local Plan.
9. To receive and consider the request from the Cheshire East Affordable Housing Officer for suitable projects or sites that may be suitable for commuted sum funding to develop affordable local housing.
10. To receive and consider a report from the Clerk on obtaining quotations to review Poynton's Neighbourhood Plan and obtain a green/grey belt assessment.
11. To receive and consider the email from Stockport Council on the redesignation of Neighbourhood Forums in Stockport in relation to Woodford.
12. To note the response from Planning Enforcement regarding Park House, Park Drive, Poynton SK12.
13. To receive and consider the premises license application for Gochu, 1 London Road South, Poynton SK12 1NF.

14. To receive and consider the email from Cheshire East Property Services Manager regarding the offer to transfer Poynton Pool and Park to Poynton Town Council.
15. To receive and consider the non-material amendment 25/4373/NMA 1c Anglesey Drive, Poynton SK12 1BT.
16. To receive and consider the letter from Cllrs N Mannion and M Gorman (Leader/Deputy Leader) to Sir M Lyons, to the New Town Task Force regarding Cheshire East's support for new town proposals.
17. To receive and consider the Cheshire East Council's spreadsheet and the report from the Clerk on S106 monies.
18. To receive and consider a breakdown from the Clerk on CIL income and expenditure from 2024/2025 and to agree its submission to Cheshire East Council.
19. To receive and consider the update from Environmental Services, Cheshire East regarding the mobile household waste service.
20. To receive a report from the Chair on the meeting with Tim Roca MP on the 5<sup>th</sup> December 2025.
21. To note the update from Planning Enforcement regarding the replacement of dead trees 19/1972M Sprink Farm, Dickens Lane, Poynton SK12 1NU.
22. To note the decisions made by this committee under S051:
  - To agree the statement response to the planning appeal APP/C4235/W/3373210 Woodford Garden Village Extension is submitted to the Planning Inspectorate requesting for Cllr Clarke to represent Poynton Town Council under Rule 6 status at the appeal hearing in February 26.
23. To receive a report on the following Cheshire East planning applications and to agree a response:

Appeal: 25/4085/CLPUD

Location: Poynton Leisure Centre, Yew Tree Lane, Poynton SK12 1PU

Proposal: Certificate of proposed lawful use for the erection, energisation and associated works for a new substation.

Application: 25/4184/PIP

Location: Land at Lostock Hall Road, Poynton

Proposal: Permission in principle for one dwelling

Application: 25/4189/HOUS

Location: 7 Lyme View Place, Poynton SK12 1AB

Proposal: Rear single storey extension, alterations to side elevation, new main entrance and porch to front elevation and new flue for wood burning fire.

Application: 25/4226/HOUS

Location: 98 Worth Clough, Middlewood Road, Poynton SK12 1SH

Proposal: Proposed extension, alteration, emergency repair and refurbishment and renovation works to a Grade II Listed Building.

Appeal: 25/4204/RES

Location: The Hunting Lodge, Coppice Road, Poynton SK12 1SP

Proposal: Reserved matters application on appearance, landscaping, layout and scale following approval at appeal of 22/5036M. Erection of a single detached dwelling (dormer bungalow).

Application: 25/4353/FUL

Location: Land between 299 Coppice Road and 1 Smithfield Cottages, Coppice Road, Poynton, SK12 1SP

Proposal: Proposed development for a 3-bed detached house, with associated landscaping and space for 2 parking spaces at the front of the property.

Application: 25/4281/HOUS

Location: 48 Brookside Avenue, Poynton SK12 1PW

Proposal: Single storey rear extension

Application: 25/4382/HOUS

Location: 4 Brookfield Avenue, Poynton, SK12 1HZ

Proposal: Rear Extension to existing property and replacement of roof to provide additional living space.

Appeal: 25/4329/FUL

Location: Domek, 48 Towers Road, Poynton SK12 1DE

Proposal: Demolition of existing and construction of a replacement dwelling.

Application: 25/4425/HOUS

Location: 18 Peterfield Way, Poynton SK12 1BD

Proposal: Proposed single-storey rear extension.

## 24. Communication messages.