



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

Date: 28th January 2026

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 8.00pm on Monday 2nd February 2026 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 5th January 2026.
6. To receive and consider the action log for 2025-2026.
7. To receive and consider the letter from Baroness Taylor, received via Tim Roca MP in relation to neighbourhood planning.
8. To receive and consider the letter from the Planning Inspectorate and the Environmental Impact Assessment on the Peak Cluster.
9. To receive and consider the letter from a resident regarding 25/4727/VOC 1C Anglesey Drive, Poynton sent to the planning officer by a resident.
10. To receive and consider a letter from Cheshire East Highways regarding S106 money allocation.
11. To note that the Clerk has reported a possible planning breach at 24 Clumber Road, Poynton to Cheshire East Planning Enforcement for investigation.
12. To receive and consider the Adlington New Town challenge report and an update from the Clerk following the task and finish group held on the 14th January 2026.

13. To appoint a representative to attend the Northern Planning Committee in relation to the demolition of 25/4273/FUL Astra House, Spinners Lane, Poynton SK12 and the construction of 28 affordable apartments.
14. To receive an update from the Clerk on the next steps for Poynton Pool following the Strategic Planning Board 16th January 2026.
15. To receive and consider the appeal rebuttal from a neighbour regarding Land of Waterloo Road, Poynton SK12 1RZ.
16. To receive and consider the maps and list of sites in Poynton and the surrounding areas which have been submitted to the Cheshire East Council call for sites and the Stockport local plan.
17. To receive and consider the email from Elan Homes regarding the Town Council's request for highways improvement sites at the Hazelfields development.
18. To note the decisions made by this committee under S051:

To agree to submit the report from the Chair of the Planning & Environment Committee at Poynton Town Council to Cheshire East regarding the planning application for 25/4184/PIP Land at Lostock Road, Poynton.

19. To receive a report on the following Cheshire East planning applications and to agree a response:

Application: 25/4567/FUL

Location: 206 Chester Road, Poynton SK12 1HP

Proposal: New dwelling. Resubmission following refusal for Non-Discharge of Conditions.

Application: 25/4746/HOUS

Location: 2 West Park Avenue, Poynton SK12 1DX

Proposal: Removal of existing rear extensions and construction of double storey rear extension and internal modifications.

Application: 25/4765/CLPUD

Location: 22 Tewkesbury Close, Poynton SK12 1QJ

Proposal: Certificate of proposed development for a Single storey rear extension and garage conversion.

Application: 25/4611/PIP

Location: Wainwright Caravans, Lower Park Road SK12 1EE

Proposal: Permission in principle for the demolition of existing building and erection of one dwelling.

Application: 25/4772/HOUS

Location: 49 Oakfield Road, Poynton SK12 1AS

Proposal: Dormer loft conversion, single storey rear extension, changes to external materials and extension of driveway including dropped kerb.

Application: PRE/0004/26

Location: Lostock Hall Farm, Poynton

Proposal: Residential development of up to 500 dwellings.

Application: 25/0454/PIP (Appeal)

Location: Land off Waterloo Road, Poynton SK12 1RZ

Proposal: Permission in Principle for up to 2 no. dwellings

Application: 26/0086/HOUS

Location: 113 Dickens Lane, Poynton SK12 1NT

Proposal: Proposed part single and double storey rear and side extensions

Application: 26/0131/HOUS

Location: 14 Hazelbadge Road, Poynton SK12 1HE

Proposal: Single and two storey side extensions, modification of the existing rear extension a dormer extension to the rear including raising of the chimney height, and modifications to the existing elevations.

Application: 26/0064/HOUS

Location: 2 Clumber Close, Poynton SK12 1PG

Proposal: Resurfacing of driveway to the front of the property in tarmac, replacing part existing concrete and part tarmac plainings. Surface water run-off will be partly to grassed front lawn and part Aco drainage channels to existing surface water drains where non permeable surface exists.

Application: 25/4766/PIP

Location: Land South of Coppice Road, Poynton SK12 1SP

Proposal: Permission in principle for a proposed development comprising up to 7 residential dwellings and associated works

Application: 26/0196/HOUS

Location: 9 James Pimlott Drive, Poynton, SK12 1DQ

Proposal: Separate single storey extensions to House and Garage

Application: 26/0017/CLPUD

Location: 9 Summerson Way, Poynton, SK12 1FX

Proposal: Certificate of Proposed Lawful Development for the Erection of a single-storey rear extension projecting 4 metres from the existing rear elevation to form a new day room, with a pitched roof and skylights, finished in materials to match the existing dwelling.

Application: 25/4672/HOUS

Location: 1 Glastonbury Drive, Poynton, SK12 1EN

Proposal: Proposed single storey front extension to existing dwelling, garage conversion to form annexe and garage extensions.

20. Communication messages.