



Date: 25<sup>th</sup> March 2026

You are summoned to a meeting of the Planning and Environment Committee to be held at the Civic Hall on Monday 30<sup>th</sup> March 2026 at 8pm.

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 2<sup>nd</sup> March 2026.
6. To receive and consider the action log for 2025-2026.
7. To note the SO51 action to write to Planning Enforcement at Cheshire East Council and the response received from Elan Homes regarding the fencing on Hazelfields.
8. To receive a report on the highways measures proposed by Elan Homes and agreed by Cheshire East Council.
9. To receive and consider the email from the Senior Forestry and Arboricultural Officer Regarding the felled tree on the corner of Woolley Avenue and London Road South.
10. To receive a report from the Clerk on the outcome of the meeting between the Clerk, Friends of Poynton Pool and Cheshire East.
11. To receive and consider the Strategic Environmental Impact Assessment on the New Towns and an update from the Clerk on Adlington New Town.
12. To receive a report on 26/0803/EIA Environmental Impact Assessment screening for land at Lostock Hall Farm and agree a response.

13. To receive and consider the press release on new bus services for Poynton.
14. To receive and consider the quotation from O'Neil Homer for the Neighbourhood Plan Review.
15. To receive and consider the email update from Cheshire East Highways regarding the delay in installing HGV Signage on London Road South/First Avenue Poynton
16. To receive a report on the following Cheshire East planning applications and to agree a response:

Application: 26/0619/HOUS

Location: 108 Vernon Road, Poynton, SK12 1YR

Proposal: Proposed two storey side extension, single storey rear extension and new bay window

Application: 26/0708/HOUS

Location: 17 Lostock Avenue, Poynton, SK12 1DR

Proposal: Single storey rear extension, add window to replace garage door, integral garage conversion and associated works

Application: 26/0710/HOUS

Location: 96 London Road South, Poynton, SK12 1LQ

Proposal: Creation of a second floor containing two bedrooms and a bathroom, by raising the roof and adding a roof window to the front roof slope, and a dormer and two roof windows to the rear slope. In accordance with submitted and approved development 22/4279M

Application: 26/0738/VOC

Location: Summerhill, 2 Middlewood Road, Poynton, SK12 1SH

Proposal: Variation of conditions 2 and 3 on approval 25/0543/FUL: Demolition of the garage at Summerhill, 2 Middlewood Rd to be replaced with a 2 bedroom dwelling, formation of an additional 2 parking spaces and associated landscaping works.

Application: 26/0746/HOUS

Location: Roy Cottage Coppice Road, Poynton, SK12 1SP

Proposal: Two storey side extension

Application: 26/0770/HOUS

Location: 119 Coppice Road, Poynton, SK12 1SN

Proposal: Demolish existing car port to side of dwelling and single storey extension to the rear. Build new 2 storey side and rear extension and raise ridge height of main roof by 700mm to create additional bedrooms in the loft space

Application: 26/0780/CLPUD

Location: 25 Chestnut Drive, Poynton, SK12 1QG

Proposal: Certificate of lawful development for proposed new porch, no longer than 3m<sup>2</sup> and 3m in height is proposed, keeping the existing front door in use. The materials are proposed to be the same as the existing dwelling

Application: 26/0784/HOUS  
Location: 167 Chester Road, Poynton, SK12 1HP  
Proposal: Proposed single storey rear extension

Application:26/0810/HOUS  
Location: 2 Cedar Close, Poynton, SK12 1PP  
Proposal: Proposed first floor extension above existing ground floor extension to rear of existing residential property

Application:26/0814/HOUS  
Location: 4 Wayside Drive, Poynton, SK12 1HF  
Proposal: Proposed two storey extension

Application: 26/0853/FUL  
Location: Aldi, 10 London Road South, Poynton, SK12 1NJ  
Proposal: The installation of new and replacement mechanical plant withing existing plant compound and the modification of a section of the existing fencing

Application: 26/0871/CLPUD  
Location: Berwyn, 60 Coppice Road, Poynton, SK12 1SN  
Proposal: Certificate of lawful development for proposed single storey extension, integral garage conversion and associated works

Application: 26/0895/HOUS  
Location: 22 Beech Crescent, Poynton, SK12 1AW  
Proposal: Proposed single storey wrap around side and rear extension to detached bungalow following demolition of existing garage

Application: 26/0961/HOUS  
Location: 3 Wigwam Close, Poynton, SK12 1XF  
Proposal: Proposed front garage extension to allow for various internal and external alterations including extended kitchen and re-modelled master bedroom suite etc, rendered dwelling front elevation, new rendered front boundary wall and piers with timber entrance flood gates and repositioned boundary fence

Application: 26/0602/HOUS  
Location: 18 Holly Road, Poynton, SK12 1PA  
Proposal: Erection of single storey side extension

17. Communication messages.