



Date: 22nd July 2026

You are summoned to a meeting of the Planning and Environment Committee to be held at the Civic Hall on Monday 27th July 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 29th June 2026.
6. To receive and consider the action log for 2026-2027.
7. To receive an update from Cheshire East ward councillors on any Planning & Environment issues concerning Cheshire East Council that may impact on the Town Council.
8. To receive and consider the response from Cheshire East Housing Options Manager regarding Poynton Town Council's suggested amendments to the Cheshire Home Choice Allocation Policy.
9. To receive and consider the response from Cheshire East Enforcement regarding plans for the contaminated area on Hazelfields.
10. To note the application DC/089037 Stockport Rugby Union Football Club and Land South of Jacksons Lane, Hazel Grove application has been withdrawn.
11. To receive and consider the Local Development Scheme update from Stockport Council.
12. To receive a verbal report from the Chair on the continuing problems in Poynton with missed bin collections.

13. To receive and consider the email from Cheshire East regarding the new food waste collection and caddy delivery service.
14. To receive and consider a report from the Clerk on Tree Protection Orders (TPOs) for the Inclines.
15. To receive and consider the response from Peaks and Plains regarding the overgrown vegetation around the Park Lane stream.
16. To note the decisions taken under SO51 by this Committee:

That a formal complaint is submitted to Cheshire East Council regarding:

1. their failure to consult or engage with Poynton Town Council regarding the advertising for sale of the former Vernon Infants School on Bulkeley Road, Poynton.
 2. Cheshire East's failure to take into account issues such as traffic problems and parking, and the safety of pupils at the neighbouring Vernon Primary School. A socially responsible public body should not fall back on excuses that this is a matter for the Planning Department in the case of any future planning application for the site.
 3. Ignoring the Poynton Neighbourhood Plan policy for this site. This policy was developed in consultation with Cheshire East.
17. To review and consider the Sites put forward in Poynton and Adlington to the Cheshire East Call for sites.
18. To receive and consider the Cheshire East Local Plan Scoping consultation.
19. To receive and consider the quote for legal advice on the value of an Interim Housing Policy statement.
20. To receive a report on the following Cheshire East planning applications and to agree a response:

Application: 26/1119/HOUS

Location: 85 Chester Road, Poynton SK12 1HG

Proposal: Demolish garage, conservatory and the front porch. Construct a part single, part two storey side and rear extension with front elevation canopy. Replace all windows and a new canopy over the front door. Remove the existing concrete raised patio and construct a timber raised patio.

Application: 26/2456/HOUS

Location: 4 Brookfield Avenue, Poynton SK12 1HZ

Proposal: variation of condition 2 – approved plans on application 25/4382/HOUS

Application: 26/2394/CLEUD

Location: 54 Deva Close, Poynton SK12 1HH

Proposal: Certificate of lawful development for existing extension of rear garden into adjacent land area

Application: 26/2434/PRIOR-1A

Location: Heyscroft, South Park Drive, Poynton SK12 1BN

Proposal: Prior approval for a single storey rear extension. Extending 7.80m from the rear wall of the original house, with a maximum height of 3.5m and an eaves height of 2.65m.

Application: 26/2326/FUL (See resident's letter)

Location: Land at Lostock Hall Road, Poynton

Proposal: Erection of 1 No Self Build Dwelling

Application: 25/4567/FUL Full Planning

Location: 206 Chester Road, Poynton, SK12 1HP

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

Application: 26/2587/HOUS

Location: 7 Hilton Road, Poynton, SK12 1TP

Proposal: Erection of single storey rear extension with an external veranda, replacing an existing conservatory. External alterations to include render, new windows and doors.

Application: 26/2626/PRIOR-3T

Location: UNIT 18 Adlington Park, Adlington, Macclesfield, Cheshire East, SK10 4NL

Proposal: Prior approval for proposed change of use from commercial property (Offices) to a special educational school.

21. Communication messages.