



Date: 24th June 2026

You are summoned to a meeting of the Planning and Environment Committee to be held at the Civic Hall on Monday 29th June 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 1st June 2026.
6. To receive and consider the action log for 2026-2027.
7. To receive and consider the actions following the pre meeting with ONH on the green/grey belt study.
8. 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.
9. To receive and consider a report from the Clerk on the Hazelbadge Road improvements 26/1470/VOC.
10. To receive and consider a report from the Clerk on Poynton Pool.
11. To receive and consider a report from the Clerk on Tree Protection Orders (TPOs) for the Inclines.
12. To receive and consider a report from the Clerk on the meeting with the Cheshire East Heritage Team regarding Lostock Hall Farm.
13. To receive and consider a report from the Chair on the meeting between Town & Parish Councils, Lord Deben and representatives from Belport regarding Adlington Estate.

14. To receive and consider the Cheshire East consultation on social housing allocations and agree a response if required.
15. To receive and consider the response from Cheshire East policy team on potentially preparing an Interim Housing policy statement.
16. To note the response from Tim Roca MP on waste disposal at Nelsons Pit, Macclesfield canal.
17. To receive and consider the response from Tim Roca MP on the planning threats to Poynton map.
18. To receive and consider the Cheshire East announcement of its new local plan.
19. To receive a copy of the estate agents property details on the former Vernon Infants School.
20. To note the decisions taken under SO51 by this Committee:
 - a) To respond to the feedback request form from Bidwell's on their plans to build 500 new homes at Lostock Hall Farm, Poynton.
21. To receive and consider the Appeal Decision 6004151 from the Planning Inspectorate on The Dingle, Moggie Lane, Adlington SK10 4NY.
22. To consider whether to request that Peaks and Plains should be asked to clear vegetation from around Park Lane stream.
23. To consider the premises licence application for The Bulls Head, London Road North, Poynton SK12 1AG.
24. To receive a report on the following Cheshire East planning applications and to agree a response:

Application: 25/0052/FUL

Location: 61A London Road, Poynton SK12 1LA

Proposal: Retrospective planning application for the installation of a covered pergola terrace on the first-floor outdoor area and covered front terrace to the business premises at Cielo Italiano in Poynton.

Application: 26/2036/VOC

Location: qc65 First Avenue, Poynton SK12 1ND

Proposal: Variation of condition 1 – approved plans on application 25/3557/FUL

Application: 26/119/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 over the front door. Remove the existing concrete raised patio and construct a timber raised patio

Application: 26/2225/HOUS

Location: 2 Park Avenue, Poynton SK12 1QY

Proposal: Demolish garage, car port, rear bay and construction of two storey side extension, single storey rear extension and alterations.

Application: 26/2234/HOUS

Location: 10 Haseley Close, Poynton SK12 1PJ

Proposal: Two storey side extension

Application: 26/2020/HOUS

Location: 12 Newcome Drive, Poynton SK12 1GG

Proposal: Loft conversion with 2 no cottage dormers to the front and 1 NO gable window 3 No rear facing rooflights.

Application: 26/2011/CLPUD

Location: 13 Alder Avenue, Poynton SK12 1PY

Proposal: Lawful development certificate for proposed single storey side extension and loft conversion.

Application:26/1974/HOUS

Location: 62 Tulworth Road, Poynton SK12 1BL

Proposal: Proposed first floor side extension

Application: 26/2001/CLPUD

Location: 5 Deva Close, Poynton , SK12 1HH

Proposal: Lawful development certificate for proposed single storey rear extension.

Application: 26/2017/CLPUD

Location: Beechwood, London Road, Poynton SK12 1BZ

Proposal: Certificate of lawful development for the proposed siting of a mobile home for incidental use to the main dwelling house. The existing mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, as amended October 2006.

Application: 26/1883/HOUS

Location: 1 Larch Close, Poynton SK12 1QF

Proposal: Adding a single storey extension to the front/side of the property. Re-site the front door from side to front of the property.

Application: 26/1992/PRIOR-1A

Location: 45 Oak Grove, Poynton SK12 1AD

Proposal: Prior approval for proposed single storey rear extension. Extending 4m from the original rear wall, with a maximum height and eaves height of 3m.

Application: 26/1832/FUL

Location: Capston House, Middlewood Road, Poynton SK12 1SH

Proposal: Erection of a traditional oak-framed timber 2 car garage, ancillary to Capston House, on adjacent woodland site, previously occupied by a coal mine and now colonised woodland. The garage will also store tools for the maintenance of the woodland.

Application: 26/1677/CLPUD

Location: 261 Coppice Road, Poynton SK12 1SP

Proposal: Lawful development certificate for proposed ground floor side extension, ground floor rear extension and loft extension.

Application: 26/2062/HOUS

Location: Overdale, Woodford Road, Poynton SK12 1ED

Proposal: Construction of extensions and alterations to access and driveway

Application: 26/2057/HOUS

Location: 122 Dale House Fold, off Towers Road, Poynton SK12 1DG

Proposal: First floor rear extension and single storey extension with new ancillary single storey outbuilding (Office/Study) to front garden.

Application: 26/2142/LBC – Listed Building Consent

Location: 91 Worth Clough, Middlewood Road, Poynton SK12 1SH

Proposal: Listed Building consent for replacement of existing porch; replacement windows and doors; new rear door and window openings; internal remodelling and replacement of existing kitchen.

Application: 26/2224/CLPUD

Location: 7 Cherry Tree Avenue, Poynton SK12 1QQ

Proposal: Certificate of lawful development for proposed single storey side extension.

Application: 26/2047/FUL

Location: 68a Chester Road, Poynton SK12 1HA

Proposal: Extensions and alterations to existing house, construction of an ancillary outbuilding and demolition of a former dog grooming studio. Change of use from residential with commercial use to residential only.

Application: 25/4766/PIP - Appeal

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: 26/2245/FUL Full Planning

Location: BULLS HEAD INN, 115 London Road North, Poynton, SK12 1AG

Proposal: Refurbishment including new window, new covered area, new ramp and steps to side elevation. Partially demolish derelict outbuilding and low height fences. Form new fences to create bin store and storage yard. Replace existing rear side extension to ladies WC and form new permanent structure. Cut back and improve existing planting around beer garden and perimeter of site.

Application: 26/2238/PIP

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

Proposal: Permission in principle for 1no. dwelling.

25. Communication messages.