



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

Date: 14th May 2025

You are summoned to a meeting of the Town Council's Planning and Environment Committee to be held at 7.00pm on Monday 19th May 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 28th April 2025.
6. To receive and consider the action log for 2025-2026.
7. To receive consider and agree a response to the Cheshire East First Draft of the Local List Supplementary Planning document.
8. To receive and consider the response from the Head of Planning at Cheshire East regarding the planning consents and the reply from HSE regarding 24/3100M & 24/1332M 51 Anglesey Drive, Poynton SK12 1BU.
9. To receive and consider the report from the Chair highlighting that a number of planning comments made by Poynton Town Council are not visible on the Cheshire East Planning portal
10. To consider the licensing variation application for the Kingfisher, London Road South, Poynton SK12 1NJ and agree a response.

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

Application No: 25/0035/FUL

Location: Unit A, Rear of 61 London Road South, Poynton

Proposal: Change of use of the detached larger outbuilding from associated use with restaurant use of the main buildings of 61 London Road South to an independent "Residential dwelling" with allocated parking spaces.

Application No: 25/0052/FUL

Location: 61a London Road South, Poynton SK12 1LA

Proposal: This retrospective planning application seeks approval for the installation of a pergola on the first-floor outdoor area of the business at Cielo Italiano in Poynton.

Application No: 25/1480/PRIOR-6

Location: 2 Tulworth Road, Poynton SK12 1BL

Proposal: Prior approval of rear extension with mono-pitched roof to accommodate new permanent garden room following the removal of an existing conservatory extending 4.05 meters beyond the rear wall, maximum height of 3.80 metres and eaves height of 2.40 metres work to include the installation of a new log burner and flue.

Application No: 25/1254/HOUS

Location: Single storey front/rear extension and first floor side addition.

Proposal: Buckstone Middlewood Road, Poynton SK12 1TX

Application No: 25/0838/FUL

Location: 26 London Road South, Poynton, SK12 1NJ

Proposal: Construction of one dwelling and associated works.

Application No: 25/1179/CLPUD

Location: 48 Dickens Lane, Poynton SK12 1NN

Proposal: Lawful Development Certificate for proposed hipped roof to gable extension

Application No: 25/1208/HOUS

Location: 16 Holly Road, Poynton SK12 1PA

Proposal: Erection of single storey side extension and garage conversion

Application No: 25/1218/HOUS

Location: 11 Varden Road, Poynton SK12 1LZ

Proposal: Erection of single storey front porch extension.

Application No: 25/1151/FUL

Location: Fire and Ice Café Bistro, 31 Park Lane, Poynton SK12 1RD

Proposal: Retention of canopy to existing outdoor seating area

Chair's Comments: No comment. Declare an interest as part owner of a neighbouring property.

Application No: 24/3097M (Planning Appeal)

Location: New House Farm Middlewood Road, Poynton SK12 1TU

Proposal: Prior approval for change of use of an agricultural building to four dwellings

Appeal Reference: APP/R0660/W/25/3363033

Application No: 25/1100/ADV

Location: 222 Park Lane, Poynton, SK12 1RQ

Proposal: Advertisement consent for a digital billboard that will advertise local businesses

Application No: 25/1456/VOC

Location: 14 Warren Lea, Poynton SK12 1BP

Proposal: Variation of condition 3 – materials on application 23/1373M.

Application No: 25/1634/PRIOR-11B

Location: Vernon Primary School Clumber Road, Poynton, SK12 1NW

Proposal: Prior Approval for demolition of old Horsa buildings at the rear of the site and reinstatement of area with Tarmacadam.

Application No: 25/1121/HOUS

Location: 37 Coppice Road, Poynton, SK12 1SL

Proposal: Partial demolition of existing rear extension and erection of flat roof extension and replace existing garage with a replacement single storey detached ancillary building.

Application No: 25/1488/FUL

Location: Fair Restaurante Poynton Ltd, 13a, Fountain Place Chester Road, Poynton, SK12 1QX.

Proposal: New Kitchen Extraction System.

12. Communication messages.