

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 28th JULY 2025 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, M Beanland, T Swatridge, L Podmore, J Saunders
Cllr P Oakes attending under SO52*

Officers in attendance: Kate McDowell (Deputy Town Clerk)

39. Recording of meeting

The Chair confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when the draft minutes are agreed. There were no other declarations of a recording.

40. Questions from members of the public

There were no members of the public present.

41. Apologies for absence

Cllrs S Lees*

42. Declarations of disclosable pecuniary or other interests

Cllr Beanland declared the following interest.

“My views are expressed on the information put before me.

I reserve judgement and the independence to make up my own mind on each separate proposals, based on my overriding duty to the whole community and not just to the people in that area, ward or parish, as and when it comes before the Committee and I hear all of the relevant information.

I will not in any way commit myself as to how I or others may vote when the proposal comes before the Committee.

I do not intend to speak and vote as a member of the Committee because I may be perceived as having pre-judged the matter or alternatively, I reserve the right to judge the matter elsewhere, so that this may be recorded in the minutes.”

43. To approve the minutes of the Planning & Environment Committee meeting on 30th June 2025

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 30th June 2025 were approved. (5 for, 2 abs)

44. Receive and consider the action log for 2025-26

Members discussed the outstanding actions

RESOLVED: That the action log was received and the items would continue to be monitored or chased. (NC)

45. To receive and consider the email from a resident regarding planning application 25/0454/PIP Waterloo Road, Poynton, SK12 1RZ, Permission in principle for up to 2no. dwellings.

Members discussed the email and agreed to monitor the application. If the flood risk document is submitted by the applicants, the committee will review and consider if additional comments are required.

RESOLVED That the email was received and the application documents on the planning portal for 25/0454/PIP Waterloo Road, Poynton SK12 1RZ will be monitored. The committee will review again if a flood risk document is submitted. (NC)

46. To receive and consider the response to the Member's enquiry from Cheshire East regarding the telegraph pole on Hepley Road, Poynton and to consider more generally issues regarding the installation of new telegraph poles.

Members discussed the issues and agreed to defer further discussion to see if Open Reach reply to the PTC complaint before the next meeting.

RESOLVED: That the Member's response regarding the telegraph pole on Hepley Road is noted but further discussion around this would be deferred to the next Committee meeting on 2nd September 2025 to see if a response to the complaint raised by Poynton Town Council to Open Reach is received by then. (NC)

47. To receive and consider an email from the Head of Planning at Cheshire East regarding application 24/5075/FUL, for development of a Battery Energy Storage System.

Members discussed the issue and noted that the local Member of Parliament has not yet replied to the email sent by the Clerk. A reply should be sent to the Head of Planning stating that Poynton Town Council are not happy with the response, particularly regarding the threat to the Green Belt, and feel that the Committee meeting should be re-run. This should then be copied into the Member of Parliament with a plea for his comments on the matter.

RESOLVED: That a reply to the Head of Planning stating Poynton Town Council's disagreement with the argument made in the response should be drafted by the Deputy Clerk and circulated via S051 to the Committee. Once approved this should be sent, with a copy to the Member of Parliament, with a request for an urgent response. (NC)

48. To receive and consider the news release from Cheshire East Council regarding the new waste recycling centre contract.

Members requested that a reminder should be published on social media and the website on how to access and book the Poynton mobile waste and recycling site.

RESOLVED: That the notice regarding the new waste and recycling centre contract is received and that a reminder on how to book into the Poynton Mobile waste site is publicised on Poynton Town Council's social media, website and newsletter. (NC)

49. To receive and consider the emails from Friends of Poynton Pool and Cheshire East Council regarding the Poynton Pool Spillway proposal.

Members received the update and agreed to monitor the situation.

RESOLVED: That the update from Friends of Poynton Pool was received and the situation will continue to be monitored. (NC)

50. To receive and consider the email regarding road improvements on Hazelbadge Road, Poynton.

Members noted that the junction improvements were part of the original planning consent and should have been completed before the first house was occupied and the car park should also have been handed to the school at this point too. However, neither has happened and the site now has many occupants.

Th Clerk met recently with the Head Teacher of the School, and it has become apparent that only improvements to the left-hand side of the junction are being carried out and the right-hand side improvements will be done at a later date. It was also confirmed that the car park is currently being used by contractors and residents. Cheshire East have also stated that they do not want the agreed block paving to be used due to the upkeep costs, and they need to resubmit proposals. The Head is also concerned that suitable road calming measures will not be installed in the new plans.

RESOLVED: The Clerk writes to Cheshire East, Elan Homes and the School and offer to host a face-to-face meeting at the Civic Hall to discuss the car park, the ongoing junction improvements and traffic calming not being finished before the first house was occupied and that all works should be completed as a matter of urgency. (NC)

51. To note the decisions taken under SO51 by this committee:

- To submit comments to Cheshire East Planning regarding Application 24/5222/FUL.
Address: Land at Birch Trees Farm, Coppice Road, Poynton SK12 1SP
Proposal: Construction of two agricultural barns and alteration to an agricultural road with associated landscaping and works.

RESOLVED: That the decision taken under S051 by this Committee to submit comments regarding planning application 24/5222/FUL Land at Birch Tree's Farm is noted. (NC)

52. To receive and consider the premises licence application for 74 Park Lane, Poynton, SK12 1RE.

Members discussed the matter.

RESOLVED: That the premises licence application for 74 Park Lane, Poynton SK12 1RE was noted. (NC)

53. To receive a report on the following Cheshire East Planning applications

Application: 25/2263/HOUS

Location: Red Legg Barn, Green Lane, Poynton SK12 1TJ

Proposal: Erection of single storey garden room to rear elevation.

Recommendation: Poynton Town Council has no objection to the proposed garden room extension, providing the Planning Officer is satisfied that it is compatible with the status of the site as part of the Green Belt, Peak Fringe and the Macclesfield Canal Conservation Area and complies with SADPD Policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries. (NC)

Application: 25/2028/FUL

Location: Land East of Squirrels Chase at Lostock Hall Road, Poynton SK12 1DP

Proposal: This application seeks full planning permission for the erection of three detached properties and associated access and landscape works.

Recommendation: The proposed development and associated use would cause substantial harm to the character, openness and appearance of the area and in particular damage the North Cheshire Green Belt within which the application site lies. Poynton Town Council recommends that planning permission be refused for the following reasons:

1. The National Planning Policy Framework (NPPF) advocates a presumption in favour of sustainable development and also indicates that development should be restricted in certain cases including land designated as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence. The whole application site is designated as lying within the North Cheshire Green Belt. A key function of this part of the Green Belt is to maintain the character, openness and rural appearance. The proposal for the redevelopment of an area of open land for residential purposes is considered to constitute inappropriate development in the

Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it.

2. The case put forward by the applicant to justify inappropriate development in the Green Belt does not constitute very special circumstances sufficient to outweigh the harm by reason of inappropriateness and any other harm to the Green Belt. Accordingly, the proposal is contrary to the NPPF through conflict with national policy for the potential redevelopment of previously developed land (PDL) and for sustainable development through an up-to-date Development Plan led approach to development as is required.

3. Policy PG3 of the Cheshire East Local Plan Strategy (CELPS) seeks to control new development within the Green Belt and does not support the construction of new buildings within it, except for one of the exceptions set out in the policy. One such exception is limited infilling in villages. On appeal, a Planning Inspector allowed the earlier application 23/0927M for two houses as “limited infilling in the Green Belt”. However, this does not establish a precedent for the current application for three houses – an increase of 50 per cent. Cheshire East Local Plan Policy PG6 section 3(i) refers specifically to “; the infill of a small gap with one or two dwellings”. As the current application is for three houses, it is outside the scope of policy PG6. For the above reason, the application does not represent limited infilling in a village, failing to accord with the requirements of Policy PG3 of the CELPS and the NPPF and the proposals are therefore unacceptable in principle.

4. The proposed dwelling by virtue of scale and design, would result in an over scaled, suburban addition. The loss of landscaping would detract from the character and appearance of the rural setting. The proposed development would therefore fail to respect the character and appearance of the surrounding area, contrary to Policies SE1 (Design) and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan and Policy GEN1 (Design Principles) of the Site Allocations and Development Policies Document (SADPD).

**5. The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan Strategy 2017: MP1 Presumption in favour of sustainable development
PG3 Green Belt
SD1 Sustainable development in Cheshire East
SD2 Sustainable development policies
SE1 Design
SE2 Efficient use of land
SE3 Biodiversity and Geodiversity
SE5 Trees, hedgerows and woodlands
SE13 Flood Risk and Water Management CO1 Sustainable travel and transport**

6. The proposed development is in conflict with the following up-to-date Development Plan policies of the Site Allocations and Development Policies Document (2022):

GEN1 Design Principles

PG10 Infill Villages

ENV1 Ecological network

ENV2 Ecological implementation

ENV3 Landscape character

ENV5 Landscaping

ENV6 Trees, hedgerows and woodland implementation

HOU12 Amenity

HOU13 Residential Standards

7. The proposed development is in conflict with the following up-to-date Development Plan policies of the Poynton Neighbourhood Plan 2019:

EGB1 Surface Water Management

EGB8 Protection of rural landscape

HOU6 Housing mix

HOU7 Environmental considerations

HOU8 Density and site coverage

HOU11 Design

HOU15 Backland and tandem development

8. The three proposed houses are tall structures with accommodation spread over three floors and will overlook a number of neighbouring properties and their gardens and will result in a loss of privacy for the neighbours. This may be contrary to SADPD policies HOU12 (Amenity) and HOU13 (Residential Standards).

9. Highways Issues: The proposed development has inadequate access, on what the applicants concede in their Design and Access statement is "... a track off Lostock Hall Road". The nearby section of Lostock Hall Road has a confusing layout, no streetlights and is unadopted.

a) Inadequate Visibility – Access to the site is off a narrow track, one of three unadopted tracks into which the southern end of Lostock Hall Road divides. There is no proper junction, road markings or sightlines where this track meets the others at the end of the metalled section of Lostock Hall Road.

b) Footpath 70 is well used by members of the public for exercise and recreation. While it does not directly pass the site, any traffic accessing the site will have to drive over part of the public footpath.

c) There are no streetlights on the southern section of Lostock Hall Road near the site, so it is especially dangerous at night.

d) The junction of Lostock Hall Road and Chester Road is poor and there is an increased risk of accidents.

e) Inadequate Service Provision – inadequate provision for service vehicles to load and unload, resulting in a threat to highway safety.

10. Accessibility - The nearest shops are in the centre of Poynton, a mile away. If the development proceeds, access would be by private car. The

bus service along Chester Road has only one bus every hour to Stockport and every two hours to Macclesfield. The bus does not run on Sundays or in the evening. For all the above reasons this development is inaccessible and unsustainable and is therefore contrary to Cheshire East Local Plan Policy SD1, section 17: "Development should wherever possible ... prioritise the most accessible and sustainable locations" and Local Plan policy CO1 (Sustainable travel and transport).

11. Local Wildlife Site and Local Nature Reserve: Wigwam Wood, which borders the site, has been designated by Cheshire East as a Local Wildlife Site, also known as a Site of Biological Importance (SBI). Wigwam Wood is also a protected wood.

12. Impact on Wildlife: Undeveloped land of this type provides an essential habitat for endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Even if boundary trees are retained, the loss of open space and increased proximity of a new house will drive away wildlife. Increased artificial illumination is a particular threat to bats and disrupts the breeding cycles of frogs and toads. Moths and glow-worms are especially impacted by bright artificial lights. Failure to protect habitats in rural and low-density housing areas is also contrary to the Habitats and Biodiversity Chapter of the NPPF and policy SE3 of the Cheshire East Local Plan (Biodiversity and Geodiversity).

13. Urbanisation -The proposed new house would detract from the rural nature of the area and begin a process of urbanisation. Development is therefore contrary to Cheshire East Local Plan Policy SD1, section 14: "Development should wherever possible ... contribute to protecting and enhancing the natural, built, historic and cultural environment".

14. Environmental Impact - The Adopted Policies Map for the Local Plan shows that the site is an Ecological Network Restoration Area, while Wigwam Wood is an Ecological Network Corridor. Clearly such sites should be protected from inappropriate development, which would breach SADPD policy ENV 1 (Ecological network).

15. Biodiversity - The plans may not ensure a net gain in biodiversity, as required by SADPD policy ENV2 (Ecological Implementation). The application should be reviewed by the Cheshire East Environmental Protection Officer. Should the application be approved, the following conditions should be imposed to protect biodiversity:

- Hedgehog Highways - The foot of permanent perimeter and boundary fences must include gaps of suitable dimensions (130mm x 130mm) at selected points to permit the movement of hedgehogs around the site post construction.
- To ensure that holes are kept open 'Hedgehog Highway' signage must be provided (sourced by Peoples Trust for Endangered Species and/or British Hedgehog Preservation Society) and secured above the holes.

- **Birds Nesting Boxes** - Each new house must provide bird nesting boxes suitable for swifts as set out by the RSPB.
- **Pollinators** - All new buildings should include bee bricks installed on a south facing wall at a minimum height of 1 metre, with no vegetation obstructing the holes.

16.Landscape: By intruding an alien urban landscape into a rural area, the development is therefore contrary to Cheshire East Local Plan Policy SD2, section 1.iii: “All development will be expected to ... respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features”. The development is also contrary to Poynton Neighbourhood Plan Policies HOU 7 (Environmental considerations) and EGB8 (Protection of rural landscape) and SADPD Policies ENV3 (Landscape character) and ENV5 (Landscaping).

If the development is approved, a general condition should be imposed requiring that landscaping plans should seek to incorporate native vegetation which will benefit and encourage all wildlife but should have a particular emphasis on encouraging pollinators.

17.Forestry: The site includes a number of trees and borders Wigwam Wood, a protected woodland. The Arboricultural Statement supplied by the applicant should be reviewed by Cheshire East’s Forestry Office to ensure compliance with Local Plan Policy SE5 (Trees, hedgerows and woodlands) and SADPD Policy ENV6 (Trees, hedgerows and woodland implementation).

18.Flood Risk - There was extensive flooding in Poynton during July 2019. Poynton Brook, the stream through Wigwam Wood, flooded in the Wigwam Close area. Increased runoff from the new houses would flow rapidly into Poynton Brook, significantly increasing the risk of flooding downstream. Despite this, the applicants have not provided a flood risk report. This is contrary to Cheshire East Local Plan Policies SD2, section 1.vii and to Policy SE13 (Flood Risk and Water Management) and Poynton Neighbourhood Plan policy EGB1 (Surface Water Management). The application should be reviewed by the Cheshire East Flood Risk team.

19.Utilities - Public utilities are under strain in semi-rural areas of Poynton. Issues include frequent electricity cuts. Both the electricity and sewer infrastructure are old and struggle to cope with increased development. The opinion of United Utilities on the application should be obtained. The applicants make no proposals to address these issues. Development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: “Development should wherever possible ... provide appropriate infrastructure to meet the needs of the local community including: ... water; wastewater; and energy”. (NC)

Application: 25/2205/PIP

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

Proposal: Permission in principle for up to 3no. residential dwellings on land on the south side of Dickens Lane, Wards End.

Recommendation: Although the majority of this site is in the parish of Adlington, the Location Plan shows that the north-western part of the site is in Poynton. Poynton Town Council object to the proposed development for the following reasons:

- 1. The site is in the Green Belt, so development is contrary to Local Plan policy PG3. The only documents posted on the Cheshire East planning website to date are the Application Form, a covering letter and the Location Plan. The applicants have failed to provide any evidence for “very special circumstances” to justify development in the Green Belt.**
- 2. Public Services: Occupants of any new houses will almost certainly access public services within Poynton, many of which are already under strain from rising population and further increase traffic on local roads.**
- 3. Urbanisation -The proposed new houses would detract from the rural nature of the area and begin a process of urbanisation. Development is therefore contrary to Cheshire East Local Plan Policy SD1, section 14: “Development should wherever possible ... contribute to protecting and enhancing the natural, built, historic and cultural environment”.**
- 4. Impact on Wildlife: Undeveloped land of this type provides an essential habitat for endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Even if boundary trees are retained, the loss of open space and increased proximity of a new house will drive away wildlife.**
- 5. Increased artificial illumination is a particular threat to bats and disrupts the breeding cycles of frogs and toads. Moths and glow-worms are especially impacted by bright artificial lights. Failure to protect habitats in rural and low-density housing areas is also contrary to the Habitats and Biodiversity Chapter of the NPPF and policy SE3 of the Cheshire East Local Plan (Biodiversity and Geodiversity).**
- 6. Loss of Biodiversity: The plans may not ensure a net gain in biodiversity, as required by SADPD policy ENV2 (Ecological Implementation). The application should be reviewed by the Cheshire East Environmental Protection Officer.**
- 7. Landscape: By intruding an alien urban landscape into a rural area, the development is therefore contrary to Cheshire East Local Plan Policy SD2, section 1.iii: “All development will be expected to ... respect and, where possible, enhance the landscape character of the area.” The development is also contrary to SADPD Policies ENV3 (Landscape character) and ENV5 (Landscaping).**

8. Flood Risk - The site borders Poynton Brook. Poynton Brook is classed by the Environment Agency as a “main river”. There was severe flooding of land bordering Poynton Brook in June 2016 and July 2019. On the latter occasion, the nearby Wardsend bridge over Poynton Brook was blocked and then partly collapsed, releasing flood waters that could have inundated this site. It is totally unsuitable for development as any houses would be at severe risk of flooding. The applicants have to date not provided a flood risk report. This is contrary to Cheshire East Local Plan Policies SD2, section 1.vii and to Policy SE13 (Flood Risk and Water Management). The application should be reviewed by the Cheshire East Floods Officer and the Environment Agency.

9. Flood Risk downstream – the loss of open land will reduce absorption of rainfall and increase run-off from the site into Poynton Brook, so increasing flood risk downstream in Poynton. Furthermore, any measures to protect part of the site from flooding will only divert flood waters downstream and would increase risk to properties elsewhere.

10.Drainage and Sewers – the plans give no details of drainage for surface water and sewers from the proposed houses. The foul and surface water should drain via separate systems. A suitable Sustainable Drainage System (SuDS) scheme should be required. Surface water run-off must not drain into Poynton Brook. United Utilities should be asked to comment on the application.

11.Highways – there is no existing vehicular access to the site. The site is on a tight bend in Moggie Lane so sight lines would be poor and there is a nearby junction with Narrow Lane. Moggie Lane is already overused by traffic seeking to access the A523 and A555. There are no footways on Moggie Lane and the eastern end of Dickens Lane, so pedestrians face a dangerous situation.

12.Accessibility - The nearest shops are in the centre of Poynton, a mile away. If the development proceeds, access would be by private car. The local bus service has only one bus every hour to Stockport and every two hours to Macclesfield. The bus does not run on Sundays or in the evening. The site is unsustainable and is therefore contrary to Cheshire East Local Plan Policy CO1 (Sustainable travel and transport).

13.Threat to Protected Trees: The interactive map of TPOs on the Cheshire East website shows that the site includes part of the Cheshire East Borough Council (Poynton – Land to the south of Dickens Lane) Tree Preservation Order 2017. Any development, even on adjacent parts of the site, could endanger the protected trees. The applicants should supply an Arboricultural Statement for review by Cheshire East’s Forestry Office to ensure compliance with Local Plan Policy SE5 (Trees, hedgerows and woodlands) and SADPD Policy ENV6 (Trees, hedgerows and woodland implementation).

14. Utilities - Public utilities are under strain in semi-rural areas of Poynton and Adlington. Issues include frequent electricity cuts. Both the electricity and sewer infrastructure are old and struggle to cope with increased development. The opinion of United Utilities on the application should be obtained. The applicants make no proposals to address these issues. Development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: "Development should wherever possible ... provide appropriate infrastructure to meet the needs of the local community including: ... water; wastewater; and energy". (6 For, 1 Abs)

Application: 25/2316/HOUS
Location: 10 Eaton Close, Poynton SK12 1UY
Proposal: Proposed two storey rear extension.

Recommendation: Poynton Town Council notes the objections from the Neighbours on both sides and urges the Planning Officer to satisfy themselves that it will not be unneighbourly to 8 and 12 Eaton Close and complies with relevant planning policies, including: - Poynton Neighbourhood Plan: Policies HOU11 (DESIGN) and HOU13 (Extensions) - Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design) - Cheshire East SADPD policies HOU11 (Extensions and alterations), HOU12 (amenity) and HOU13 (Residential Amenity). (NC)

Application: 25/2325/HOUS
Location: 3 Brookfield Avenue, Poynton SK12 1HZ
Proposal: Demolition of existing ground floor extension to the rear elevation and erection of replacement single storey extension to the rear elevation.

Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing that:

- 1. The Planning Officer is satisfied that it will not be unneighbourly to 1 and 5 Brookfield Avenue and complies with relevant planning policies, including: • Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions) and HOU14 • Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design) • Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)**
- 2. The concerns of the Flood Risk Engineer regarding surface water are addressed and suitable remedial measures, including provision of a suitable Sustainable Drainage System (SuDS), are undertaken.**
- 3. That the Planning Officer checks that the application complies with the 45-degree rule in relationship to the neighbour's property. (NC)**

Application: 25/2344/HOUS
Location: 2 James Pimlott Drive, Poynton SK12 1DQ
Proposal: Demolition of an existing single-storey rear bay extension and the erection of a new single storey rear extension, internal alterations, and alterations to existing boundary and landscaping to include relocation of brick boundary wall and extension to fence to form enclosed back garden.

Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing that the Planning Officer is satisfied that the proposed extension will not be unneighbourly to nearby houses and complies with relevant planning policies, including:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions) and HOU14**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design) • Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)**

Poynton Town Council also has no objection on planning grounds to the relocation of the brick wall on the boundary of 2 James Pimlott Drive, Poynton. However, we urge the Planning Officer to consult with the Assets Management and Highways Departments of Cheshire East and utility companies to ensure that the land in question is not owned by the Council or forms a “service strip” below which are located utility ducts and cables. (NC)

Application: 25/2376/CLEUD

Location: 74 Park Lane, Poynton SK12 1RE

Proposal: Lawful Development Certificate for existing use as commercial premises.

Recommendation: Poynton Town Council has no objection to the application and confirms the applicant’s statement that the premises have been used for retail purposes since the 1980s. (NC)

Applications: 25/2373/NMA and 25/2374/NMA

Location: Sprink Farm, Dickens Lane SK12 1NU

Proposal: Non-material amendment to approved application 17/4256M – Outline planning application for the demolition of all buildings and structures and the erection of o to 150 dwellings with 30% affordable homes, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dickens Lane. All matters reserved except for means of access.

Recommendation: Application 25/2373/NMA. Poynton Town Council notes that the Archaeological Report on the former Sprink Farm is dated April 2019. It is unclear why it has taken over six years for the report to be published to ensure compliance with condition 20 of planning consent 17/4256M. The archaeological report confirms the serious loss of local heritage. These buildings could easily have been retained and restored. Indeed, the Town Council did urge such a course, but Bellway Homes preferred to maximise the number of new houses on the site, and Cheshire East did could not oppose their demolition. This has led to the loss of a further part of Poynton’s agricultural heritage. (NC)

Recommendation: Application 25/2374/NMA. Regarding the issue of the footway on the south side of Dickens Lane, Poynton Town Council

notes that the section with a width of only 1.45 metres continues the situation before the Sprink farm development started. However, another option would have been to rebuild the wall about 2 feet to the south to allow the footway to be widened. (NC)

Application: 25/2566/CLPUD Certificate of Lawful Use / Development - Proposed

Location: 5 Mill Hill Avenue, Poynton, SK12 1EQ

Proposal: Certificate of proposed lawful development for a Proposed Dormer and Pitched Roof to Flat Roof

Recommendation: Poynton Town Council notes that a recent planning application for the same address (ref. 25/1202/PRIOR-1AA), which sought approval under the Prior Approval scheme for “raising the maximum height of the roof by 2.42 metres” was rejected by Cheshire East, in part because of the impact on a neighbouring house and “poor design”.

The current application should be approved only if it has addressed these issues. As previously, the application may reduce light levels towards the neighbouring house Ambleside, which lies on the west upon Woodford Road, and so would be unneighbourly. The issues of design noted in the previous application are also a concern in the Green Belt. The application may not comply with relevant planning policies:

- Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions) and HOU14**
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
- Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)**

The application also may not comply with SADPD Policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries, as a disproportionate extension to the building as it existed on 1st July 1948. (NC)

Application: 25/2492/HOUS

Location: 53 Anglesey Drive, Poynton, SK12 1BU

Proposal: Erection of single storey rear extension, erection of first floor extension, erection of front elevation extensions, external alterations and associated landscaping works.

Recommendation: Poynton Town Council Poynton Town Council cannot support this application in view of the increased size and visual impact of the proposed extensions on neighbouring houses on Anglesey Drive and Towers Close, causing overshadowing and loss of light. The proposed new house is significantly higher and covers a larger floor area than the existing dwelling. The new upstairs windows will cause overlooking and loss of privacy.

1. The Town Council urges that the Planning Officer visits the site and reviews the proposed extensions to ensure they comply with planning

policies, including: • Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development • Poynton Neighbourhood Plan policies HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 (Extensions) and HOU14. • Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards).

2. Cramped development. The proposal by reason of scale, form and design would result in a cramped and intrusive form of development. By virtue of design, the proposed development would have a detrimental impact on the character and appearance of the surrounding area.

3. Extension Unneighbourly - The proposed extension, by virtue of its size, design and position relative to adjoining properties, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of privacy and light to the detriment of the residential amenities of the occupiers of those properties.

4. Loss of Amenity: The additional built form at two-storey level in the east elevation of the extended dwelling would cause a sense of enclosure to neighbouring properties private amenity space and result in a significant overbearing impact. The proposed development would therefore be detrimental to residential amenity, contrary to Policy SE1 (Design) of the Cheshire East Local Plan, HOU12 (Amenity) of the Site Allocations and Development Policies Document and the National Planning Policy.

5. It is not clear if any changes will be made to the access onto Anglesey Drive. The Highways Officer should be asked to review the plans. A visibility splay should be provided to confirm that vehicles can safely leave the site.

6. No information has to date been provided on landscaping and the boundary treatment bordering Anglesey Drive.

7. The Town Council urges the Planning Officer to ask for an existing and proposed street scene to review before a decision is made. **8.** The Town Council urges the Planning Officer to ask the Flood Officer to review the application before a decision is made. (NC)

Application: 25/2644/PRIOR-11B

Location: 18 and 16 Lostock Road, Poynton, SK12 1LL (the former railway station)

Proposal: Prior approval to demolish these houses

Recommendation: Poynton Town Council deeply regrets the proposed demolition of a distinctive historical building, which is part of Poynton's heritage. We urge that the Heritage Officer be asked to comment. Partial demolition of the section closest to the railway would have allowed the retention of the majority of the building. The impending closure during

August 2025 of all rail services on the line, to allow the rebuilding of the Greek Street roundabout in Edgeley, Stockport, has been known for some time, and it is a matter of concern that this application was not submitted earlier, which would have allowed more time for public discussion and comment. The recommendations contained in the Bat Survey should be included as conditions in the planning consent. (NC)

Application: 25/2655/CLEUD

Location: 8 Vicarage Lane, Poynton, SK12 1BG

Proposal: Lawful development certificate for side and rear dormer extension.

Recommendation: Poynton Town Council urges that Cheshire East Planning Department ensures that all parts of this development comply fully with all relevant regulations.

The reasons for rejection as stated in the Decision Notice for application 25/1620/CLEUD regarding (i) the windows in the eastern elevation of the dormer extension and (ii) the front porch should be addressed.

We are unable to support this application for the reasons below:

Planning policy - The extensions do not appear to comply with planning policies:

- **The proposed extensions would be a disproportionate addition to the original building. No other exception to inappropriate development within the Greenbelt applies in this case. The proposal is therefore an inappropriate form of development within the Green Belt.**
- **Cramped development. The proposed two-storey side extension and dormer would by reason of scale, form and design result in a cramped and intrusive form of development which is out of character with the area and nearby buildings.**
- **Unneighbourly. The proposed loft conversion and dormer by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from neighbouring houses, causing an unacceptable level of loss of light and privacy. (NC)**

54. The Chair requested three urgent planning applications be added to the agenda under SO19 as the final dates to submit comments is before the next meeting of this Committee.

Recommendation: That three urgent planning applications are added to the agenda to be considered by the Committee under SO19. (NC)

55. To consider the following three planning applications under SO19.

Application: 25/2601/HOUS

Location: 7 Paddock Chase, Poynton, SK12 1XR

Proposal: Demolition of existing conservatory to the rear, replacement single storey rear extension and conversion of existing garage to living space.

Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing that the Planning Officer is

satisfied that it will not be unneighbourly to nearby houses and complies with relevant planning policies, including:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions) and HOU14**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
- **Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity). (NC)**

Application: 25/2629/HOUS

Location: 13 Carleton Road, Poynton, SK12 1TL

Proposal: Erection of single storey side and front extension and associated landscaping works.

Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing that the Planning Officer is satisfied that it will not be unneighbourly to 11 Carleton Road and other nearby houses and complies with relevant planning policies, including:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions) and HOU14**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
- **Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity). (NC)**

Application: 25/2272/FUL

Location: Land at Adlington Business Park & Industrial Estate, Adlington SK10 4NL

Proposal: Redevelopment of industrial unit

Recommendation: Poynton Town Council have no objection in principle but would urge that the Flood Risk Officer be consulted because there will be significant run off of rain water from such infrastructure and it is a low-lying area which is prone to flooding. (NC)

56. Communication Messages

- Poynton Mobile Tip – How to book
- Have your say – 25/2205/PIP Moggie Lane Farm and 25/2028/FUL Land East of Squirrel's Chase

Meeting end time: 9.00pm

Chair

Dated.....