

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 7.00PM ON MONDAY 2nd SEPTEMBER 2025 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, M Beanland, S Lees, L Podmore, T Swatridge.
Cllr P Oakes (SO52)*

Officers in attendance: Kate McDowell (Deputy Clerk)

57. 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.

58. Questions from members of the public

There were no members of the public present.

59. Apologies for absence

Cllr J Saunders*

60. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared a disclosable and pecuniary interest in Planning Application 25/2481/ FUL being that he has an interest in a nearby property and 25/3033/HOUS being that this is close to a relative's house. Cllr Clarke will leave the meeting when these applications are discussed.

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."

61. To approve the minutes of the Planning & Environment Committee meeting on 28th July 2025

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 28th July 2025 were approved. (1 abstention)

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

Members noted some updates were on the agenda and so are considered below. The updating of the Neighbourhood Plan was debated. The Chair suggested that the Town Council contact NALC for advice on this matter.

RESOLVED: That the action log for 2025-2026 is received. (NC)

63. To receive and consider the Management Group's details for the new Copperfield's development

The Chair advised members the Management Group is now Remus.

RESOLVED: That the Management Group details for the new Copperfield development are noted and will be held on file if any issues need addressing in the future. (NC)

64. To receive and consider the response from Cheshire East Highways regarding the emergency access from Dickens Lane to the Copperfield's development

Members considered the response from Cheshire East Highways who have stated that they agree with the Town Council's observation about poor visibility from the hedgerows and the placement of the emergency access and will investigate if a Road Safety audit has been carried out.

RESOLVED: That the Town Council await a response from Cheshire East Highways regarding the safety of the placement of the emergency access on Dickens Lane to the Copperfield's estate. (NC)

65. To receive and consider the email from the Section 106 & CIL Monitoring Officer regarding Self Build properties.

Members considered the email. The Clerk has asked the CIL Monitoring Officer to confirm if self-build properties, sold within 3 years should be disqualified and therefore payable.

RESOLVED: That the Clerk continues to chase the CIL Monitoring Officer regarding the position of self-build properties that are sold within 3 years and CIL payments. (NC)

66. To receive and consider the Green Belt Members briefing slide package from Cheshire East Council.

Members discussed the briefing slide package and the new NPPF rules regarding sections of Green Belt which may be used for building.

RESOLVED: That the Green Belt briefing slide package was noted. Committee members are urged to read the Green Belt Member briefing slide package in detail. (NC)

67. To receive and consider Tim Roca MP's emails regarding the "Grey Belt" and the planning application for a battery storage facility.

Members considered the emails.

RESOLVED: That the emails from Mr Roca MP regarding the "Grey Belt" are noted and received. (NC)

68. To receive and consider a draft briefing note from the Chair for Tim Roca MP on "Grey Belt" issues prepared by the Chair.

The Chair discussed his draft briefing note with members.

RESOLVED: That the draft briefing note from the Chair for Tim Roca MP on "grey belt" issues is received and sent to Tim Roca MP. (NC)

69. To receive and consider the response from Cheshire East regarding missing planning comments from the Planning Portal

The Chair advised members the system is set to remove comments on determination as an automatic process to comply with records management and statutory responsibility.

RESOLVED: That the response from Cheshire East regarding missing planning comments from the Planning Portal are received. (NC)

70. To receive and consider an email from Cheshire East Head of Estates regarding the Trees at Anson Road.

Following the Town Council's request for trees at Anson Road to be protected by TPO's. Cheshire East has confirmed that the Forestry Department will be subject to an assessment in respect of the quality of trees present and their suitability for formal protection.

RESOLVED: That the email from Cheshire East Head of Estates advising at the Forestry Department will be carrying out an assessment in respect to the quality of Trees on Anson Road and their suitability for formal protection is noted and will be chased periodically by the Clerk. (NC)

71. To receive and consider the response from Elan Homes regarding the junction improvement works and new car park at Hazelbadge Road, Poynton

Members noted that Elan are engaged with Cheshire East Council's Estates department to formalise transfer of the car park land out of Elans current ownership to the Council. No timescale has been given.

RESOLVED: That the response is noted and a timescale for the transfer of the car park land at Hazelbadge from Elan Homes to the Council will be followed up periodically. (NC)

72. To receive and consider the BBC article on the tree removal plan at Poynton pool and the correspondence between Cheshire East and Friends of Poynton Pool

Cllr Beanland advised members he was attending a Scrutiny Committee meeting and will ask for Jacob's apparent lack of collaboration with Friends of Poynton Pool to be scrutinised.

RESOLVED: That the BBC article on Poynton Pool Spillway works is received and await further developments. (NC)

73. To note and receive the recent planning appeal outcomes from the Planning Inspectorate

- 24/3061 New Dwelling, Coppice Road, Poynton SK12 1SP (Rejected)
- 24/1858M 8 Vicarage Lane, Poynton SK12 1BG (Allowed)

Members noted the outcomes.

RESOLVED: That the Planning appeal outcomes for 24/3061 & 24/1858M from the Planning Inspectorate are received. (NC)

74. To note the decisions made under SO51 by this committee:

- a) Email response to D Malcolm regarding his comments to the Town Council regarding the Battery Storage System planning application 24/5075/FUL
- b) Recommended responses to planning applications prepared by the Chair, with deadlines before the next planning meeting:
 - 25/2680/HOUS 82 Parklands Way Poynton SK12 1 BS
Erection of single storey side and rear extensions to dwelling
 - 25/2695/HOUS Park House, South Park Drive, Poynton SK12 1BS
Alterations to roof, erection of two storey from porch extension from dwelling to proposed garage, conversion of loft to living space and alterations to external finishes to dwelling.

- 25/2701/HOUS Benbecula, 11 Elms Bed Road, Poynton SK12 1TG
Erection of single storey side extension to dwelling
- 25/2710/HOUS 19 Lindisfarne Drive, Poynton
Erection of single storey rear extension and erection of new door and window to existing elevation.
- 25/2734/HOUS 37, Lostock Hall Road, Poynton SK12 1DP
Erection of single storey extension and erection of front porch extension
- 25/2776/HOUS 8 Brecon Close Poynton, SK12 1 AU
Erection of porch to the front elevation and single storey extension

RESOLVED: That the decisions made under SO51 by this committee are noted. (NC)

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

Application: 24/3606M (Appeal Reference: APP/R0660/W/25/3369908)
Location: Bulls Head Inn, 115 London Road North, Poynton SK12 1AG
Proposal: Change of use of existing public house to create two new homes and the erection of two new homes within the existing curtilage.

Recommendations:

1. The Town Council responds to the appeal and reiterates the reasons why we believe the application should be rejected.

2. The Town Council writes to the Director of Planning to ask why what appears to be a routine planning application has not been resolved in almost two years. (Note that the site is not in the Green Belt or a listed building). These delays result in more planning appeals and yet further loss of officer time and are unfair to applicants.

Application: 25/2950/FUL
Location: Land lying West of Macclesfield Canal
Proposal: Proposed change of use of land to mixed use agricultural and equestrian and the installation of a manège.

Recommendations: Poynton Town Council urges the Planning Officer to confirm that the application is compatible with the site's status as part of the Green belt, the Peak Fringe Local Landscape Designation Area and the Macclesfield Canal Conservation Area.

1. The development should be approved only if it complies with all relevant planning policies, including:
 - Cheshire East Local Plan: SD1 and SD2 (Sustainable development), PG3 (Green Belt), PG6 (Open Countryside), SE4

- (Landscape), SE5 (Trees, Hedgerows and Woodland), SE6 (Green Infrastructure), SE7 (Heritage Assets) and SE3 (Biodiversity)
- **Site Allocations and Development Policies Document: GEN1 (Design Principles), ENV1 (Ecological network), ENV2 (Ecological implementation), ENV3 (Landscape character), ENV5 (Landscaping), ENV6 (Trees, hedgerows and woodland implementation) and HOU12 (Amenity).**
- **Poynton Neighbourhood Plan: EGB8 Protection of rural landscape and EGB15 (Heritage Assets)**

2. A public footpath (Poynton Footpath 1) runs along the southern boundary of the site. The Public Rights of Way Officer should be consulted regarding the application.

3. The applicant's Design and Access Statement comments: "The manège is for private use only ..." and "The proposal does not increase traffic generation ...". In view of this, if the proposal is approved a planning condition should be imposed limiting use of the manège to the applicants and forbidding commercial use.

Cllr L A Clarke declared an interest and left the meeting. Cllr L Podmore took the chair for the next two items.

Application: 25/2821/FUL

Location: 62-66 Park Lane, Poynton SK12 1RE

Proposal: Change of use of upper floors to create 3 apartments with associated works.

Recommendation: No objection, providing sufficient offroad parking is allocated for all residents and the planning officer is content there is no change of use for the area above the dentist.

Application: 25/3033/HOUS

Location: 19 Oak Grove, Poynton, SK12 1AD

Proposal: Erection of single storey rear extension, erection of first floor extension and erection of front porch.

Recommendation: No objection

Cllr LA Clarke returned to the meeting and resumed the chair.

Application: 25/2813/PIP

Location: Land adjacent to Woodhouse Farm Anson Road, Poynton SK12 1TD

Proposal: Permission in principle for 9 dwellings.

Recommendation: Poynton Town Council cannot support this development in the Green Belt and urges that it be rejected for the following reasons:

1. The site is in the Green Belt, so development is contrary to Local Plan policy PG3. The applicants have failed to provide any convincing evidence for “very special circumstances” to justify development in the Green Belt.

2. This site does not fall under the definition of the “grey belt”. The most recent Green Belt assessment by Cheshire East Council (Green Belt Assessment Update, July 2015) includes the site in an area of Green Belt land referred to as Parcel P1. The report states that the parcel makes a ‘major contribution’ to Green Belt purposes. The term ‘major contribution’ means that a wide parcel of land contributes to the purpose in a strong and undeniable way and the removal of all or part of this area from the Green Belt would detrimentally undermine this purpose.

3. The assessment of the wider parcel (P1) found that this area of the Green Belt makes a significant contribution to purpose (a) in paragraph 143 of the Framework. Purpose (a) is “to check the unrestricted sprawl of large built-up areas”. Such land is not part of the “grey belt”. The applicant’s argument that, as this is a fairly small site, it could be developed without damaging the wider Green Belt is invalid – it would justify carving up the whole of Parcel P1 into smaller sites and so negate the whole point of the Green Belt and the 2015 Assessment.

4. Flood Risk: The applicant’s submission states that “The site is located within Flood Zone 1, in which there is a low probability of flooding from Rivers or from existing surface water.” However, review of the Environment Agency’s online flood risk map shows that part of the site does have a major risk of surface water flooding. Note the site does not have a postcode, and the results for nearby properties are unique to them and not applicable to this site. The dark blue (high risk area) in the centre of the extract below clearly protrudes into the site. As part of the site is subject to flood risk, the “grey belt” definition does not apply as it falls under one of the exceptions in Footnote 7.



5. The applicant’s claim that “the site is largely enclosed by built form to three sides” is not correct – the site is clearly in an open area that is part of the largely rural and silvan environment of Anson Road.

6. Public Services: Occupants of any new houses will access public services within Poynton, many of which are already under strain from rising population and further increase traffic on local roads. Anson

Road, Middlewood Road and Coppice Road are all narrow and congested and cannot accommodate any further increase in traffic.

7. 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”.

8. 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 nine new houses will drive away wildlife. In the Poynton Neighbourhood Plan the site is noted as falling within an area of high habitat distinctiveness and on the edge of a wildlife corridor.

9. 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).

10. 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.

11. 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).

12. Flood Risk – The site drains into the Park Lane stream, which runs down Anson Road and then through the centre of Poynton. There was severe flooding of land bordering this stream in June 2016 and July 2019. The loss of open land will reduce absorption of rainfall and increase run-off from the site into the Park Lane stream, so increasing flood risk downstream in Poynton village. 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.

13. 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 local watercourses flowing into Poynton Brook. United Utilities should be asked to comment on the application.

14.Highways – there is no existing vehicular access to the site. The site is in a busy area, with serious car parking problems from visitors seeking access to the countryside and Lyme Park, especially at weekends.

15.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. There are no bus services 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).

16.Threat to Trees: There are mature trees on the edge of the site, bordering Anson Road, and much of the site is woodland. No Arboricultural Statement has so far been supplied by the applicant. Development would breach Local Plan Policy SE5 (Trees, hedgerows and woodlands) and SADPD Policy ENV6 (Trees, hedgerows and woodland implementation).

17.Coal Mining: The site is in a former coal mining area. The former Anson Pit (now the Anson Engine Museum) is only a short distance away and there were numerous other Page 6 coal mines within a short distance. Any development may be at risk from subsidence or the collapse of shallow coal mine workings.

18.Noise: The site is close to the Anson Engine Museum, where old steam and diesel engines are often running. The noise from these engines could disturb occupants of any housing built on the site, potentially endangering the future operation of the Museum.

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”

Application: 25/3015/HOUS

Location: 24 Anglesey Drive, Poynton, SK12 1BU

Proposal: Demolition of existing conservatory and former changing block, erection of two storey extension to the rear, erection of extended porch with pitched roof to workshop, erection of double garage, erection of link corridor and associated landscaping alterations.

Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing the Planning Officer is satisfied that it will not be unneighbourly to neighbouring houses 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 HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)

Application: 25/3089/HOUS

Location: 1 Clumber Close, Poynton, SK12 1PG

Proposal: Erection of extension of dormer to front elevation.

Recommendation: No objection

Application: 25/3029/CLPUD

Location: Glenside The Coppice, Poynton, SK12 1SR

Proposal: Certificate of proposed lawful development for the Erection of dormer to rear elevation of roof and introduction of two rooflights to front elevation.

Recommendation: Poynton Town Council notes that an earlier application - 25/1767/HOUS - for conversion of the loft to living space with a dormer and balcony to rear elevation, was rejected by Cheshire East as a disproportionate extension in the Green Belt.

We urge the Planning Officer to ensure that the latest application complies with relevant planning policies, especially those relating to the Green Belt, including:

- Cheshire East Local Plan: SD1, SD2 (Sustainable Development), PG3 (Green Belt), SE1 (Design)
- Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity), HOU13 (Residential Amenity) and RUR11 (Extensions and Alterations to Buildings Outside of Settlement Boundaries)
- Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)

The Coppice is an unmade, private road and also a Public Footpath. If the application is approved, a condition should be imposed requiring that builder's materials and equipment are not left in a position where they might obstruct the path.

76. The Chair proposed planning application 25/2387/FUL be added to the agenda under SO19.

Recommendation: Planning application 25/2387/FUL should be added to the agenda for consideration under SPO19 (NC)

77. To consider the following planning application under S019.

Application: 25/2387/FUL

Location: Oak Gate Farm Green Lane.

Proposal: Retrospective change of use of land to recreation and the retention of a Yurt.

Recommendation: Poynton Town Council have no objection to the retention of the yurt or its use for recreational purposes. However, we would propose that planning conditions be imposed to limit the use of the yurt to classes and workshops and prevent any use as a residence.

We support the Built Heritage Officer's proposal that the yurt be screened using traditional lath fencing (or willow hurdles) with native planting.

78. Communication messages

Have your say

Planning Application - 25/2813/PIP

Location: Woodhouse Farm, Anson Road SK12 1TD

Proposal: Permission in principle for 9 dwellings (NC)

Meeting end time: 08.45

Chair

Dated.....