

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 20th OCTOBER 2025 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, M Beanland, S Lees, , T Swatridge

Cllr P Oakes was also in attendance under SO52

Officers in attendance: Haf Barlow (Deputy Town Clerk)

101. 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.

102. Questions from members of the public

There were no members of the public present

103. Apologies for absence

Cllrs L Podmore and Mrs J Saunders.

104. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared an interest in planning application 25/3649/HOUS: 57 Oak Grove, Poynton, SK12 1AD which is close to a relative's property and will withdraw from the meeting.

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."

105. To approve the minutes of the Planning & Environment Committee meeting on 22nd September 2025

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 22nd September 2025 were approved. (5 for, 1 abstention)

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

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

107. To receive and consider the response from Cheshire East Council to the letter and invite sent to Cheshire East Council regarding Adlington New Town

The Chair advised members that Cheshire East declined the invitation to attend a public meeting. It was noted that a recent newsletter from Tim Roca MP referred to a Strategic Environmental Assessment which is currently being undertaken. The Clerk also advised that a Frequently Asked Questions had now been added to the Adlington New Town website. The timescales set out in the FAQs is for building to commence in 2027.

RESOLVED: That the response from Cheshire East is received with disappointment.

RESOLVED: That the Clerk signs up to updates from the Adlington New Town development.

RESOLVED: That the Clerk writes to Mr Roca regarding the Strategic Environmental Assessment, asking the following questions: Who is commissioning the Strategic Environmental Assessment? Who will be doing it? Who will pay for it? Who sets the Terms of Reference? Who gets the final report? How can we / the public / Cheshire Wildlife Trust etc. input to it? What is the timescale?

108. To receive and consider the Stockport Local Plan Development Scheme

RESOLVED: That the Stockport Local Plan Development Scheme is received. (NC)

109. To receive an update from the Clerk on Poynton Pool

The Clerk advised members planning documents have been added to the Cheshire East Planning portal and Cheshire East are reconsulting on the proposals. There are no changes to the plans, the consultation will conclude on the 7th November. Cheshire East are only writing to those who consulted initially, indicating they are not legally obliged to write to everyone who responded to the consultation and have asked the Town Council and Friends of Poynton Pool to publicise the planning application.

The Clerk advised the Town Council needs to draft a response to the planning application and review the new documents. The Town Council and Friends of Poynton Pool have been invited to a meeting with Cheshire East Planning on 31st October to discuss the reasons for deferral. The Town Council is allowed two representatives at the meeting.

The Committee discussed the costings provided by Cheshire East Council's Quantity Surveyor which showed significant discrepancies.

RESOLVED: That the report from the Clerk is received. (NC)

RESOLVED: That the Clerk respond to Cheshire East regarding the costs of the proposed scheme, supporting the amended costs which have been provided by Friends of Poynton Pool.

RESOLVED: That the Clerk and a Cheshire East Councillor represent the Town Council at the meeting on the 31st October, the Clerk to liaise with the Cheshire East Councillors to confirm who will attend. (NC)

110. To receive and consider the two quotations from Cheshire Wildlife Trust to update the Neighbourhood Plan Natural Environment Report.

The Members considered the quotations. Based on the advice of a planning consultant to consider waiting until after a Green/Grey Belt Study had taken place in order to target money at vulnerable locations it was agreed that this should be deferred until a planning consultant had been appointed by the Town Council.

RESOLVED That the this is deferred until the Town Council has appointed a planning advisor. (NC)

111. To receive and agree a response to the Cheshire East Transport Plan consultation

The Chair suggested that the Town Council write to Cheshire East to suggest that the plan should be deferred until there is certainty regarding the Adlington New Town. The proposed Adlington New Town and the large amount of traffic it will generate would render large sections of the plan, pertaining to this area, obsolete.

The Clerk advised that she had received correspondence from a resident who is concerned that there is inaccurate information in the plan regarding ownership of electric and plug in hybrid vehicles.

RESOLVED: That the Clerk responds to the consultation suggesting that it should be deferred and pointing out that there might be inaccuracies in the plan regarding the ownership of electric and hybrid vehicles. (NC)

112. To consider whether the Town Council wishes to appoint a councillor to attend a meeting of the Cheshire East Bus forum at 10.00am on Wednesday 19th November at the Mornflake Stadium, Crewe

It was noted that this event coincides with the likely date when the Poynton Pool proposals will be considered by the Strategic Planning Board, which will probably meet at Macclesfield Town Hall.

RESOLVED: That this will be circulated to all councillors asking who wishes to attend the Cheshire East Bus forum. That permission will be given to the Clerk to make a decision under SO51. (NC)

113. To note the action taken by the Clerk to report the dead trees on the Copperfield Estate to Planning Enforcement and the response received

The Clerk advised members that Planning Enforcement have taken the matter up with Bellway, who have apologised and will make reparations. The Clerk confirmed the resident who reported the matter has been updated.

RESOLVED: That the action taken by the Clerk to report the dead trees on the Copperfield Estate to Planning Enforcement and the response received is noted. (NC)

114. To receive and consider the invitation to the webinar regarding Lithium Batteries on Thursday 23rd October between 10 – 12pm

RESOLVED: That Cllr Clarke will accept the invitation to the webinar regarding Lithium Batteries on Thursday 23rd October between 10-12 noon. (NC)

The Clerk will circulate the link

115. To receive and consider the draft planning budget for 2026-2027

The Chair gave an overview of the increases in the draft budget. It was noted that such issues as the proposed Adlington New Town, the new Cheshire East Local Plan and the question of “grey belt” all increase the planning strains on Poynton.

RESOLVED: That, in view of the continual planning strains this council faces, the Planning & Environment Committee recommend this budget to the F&GP budget for 2026-2027 (NC)

116. To receive and consider the pre-application information to upgrade the existing radio base station installation at the Poynton Industrial Estate

The Chair pointed out that the installation is in Adlington but very close to the border with Poynton and advised that the plans suggest the mast was not going to change significantly.

RESOLVED: That the pre-application information to upgrade the existing radio base station installation at the Poynton Industrial Estate is noted. (NC)

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

The Clerk had received a response to say that the self-build property in Poynton which had been sold was currently under review.

RESOLVED: That the response from the Section 106 & CIL Monitoring Officer regarding Self Build properties is received and the Clerk continues to monitor the situation. (NC)

118. To note the planning application 25/2813/PIP – Land on Anson Road Planning Application has been withdrawn

RESOLVED: To note that planning application 25/2813/PIP – for nine houses on Land adjacent to Woodhouse Farm on Anson Road, Poynton has been withdrawn. (NC)

119. To note the SO51 decision to approve the letter from Bollington Town Council to Tim Roca

The letter referred to issues regarding the proposed Adlington New Town, and Bollington Town Council had asked neighbouring town and parish councils to add their approval.

RESOLVED: That the SO51 decision to approve the letter from Bollington Town Council to Tim Roca is noted. (NC)

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

Application: 25/1302/HOUS

Location: 41 Green Lane, Poynton SK12 1TJ

Proposal: Demolition of existing single storey rear conservatory and erection of a single storey rear extension.

Recommendation: Poynton Town Council has no objection in principle to the proposed extensions but urges the Planning Officer to ensure that the plans comply with all relevant planning policies, including those regarding the Green Belt.

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development), PG3 (Green Belt) and 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)**

The Planning Officer should confirm that the proposed extension does not exceed the limits set in SADPD Policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries. This policy states with regard to proposed extensions and alterations in rural areas that:

“... proposals will usually be considered to represent disproportionate additions where they increase the size of the original building by more than 30% in the Green Belt or 50% in the open countryside.”. (NC)

Application: 25/2205/PIP

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

Proposal: An application for Permission in Principle for up to 3 No. residential dwellings on Land on the South side of Dickens Lane, Wards End, Adlington.

Recommendation: Poynton Town Council has previously discussed these plans and sent a detailed recommendation of refusal. This is posted on the Cheshire East planning site, dated 29-07-2025. 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.

The Town Council continues to oppose the application for the reasons stated in our previous response.

However, the Town Council wishes to comment further on the issue of flood risk. We support the concerns of the flood risk officer and urge that the opinion of the Environment Agency should be obtained before any decision is made. Poynton Brook is classed by the Environment Agency as a “main river”.

In their comments on the Flood Risk Officer’s report, the applicants appear to claim that their plans relate only to the part of the site in Flood Risk zone 1. However, as this is a “PIP” application, no site layout plans have been provided, so it is not certain that any future development would be confined to this low-risk area.

A further concern is that, as shown in the attached photograph, severe flooding occurred in this area on 31 July 2019. This photo shows the situation by Wardsend bridge over Poynton Brook, bordering the site. It is likely that at this time much of the site, including areas shown on computer generated maps as in Flood Risk 1, was actually under water.



The Town Council believes there remains a severe flood risk to much of this site and the matter should be investigated thoroughly before any planning permission is considered. (NC)

Application: 25/3219/HOUS

Location: 261 Coppice Road, Poynton SK12 1SP

Proposal: Erection of two storey side extension, erection of single storey rear extension and erection of front canopy extension.

Recommendation: Poynton Town Council has no objection in principle but urges the Planning Officer to ensure that the plans comply with all relevant planning policies, including those regarding the Green Belt. A particular issue in this case is the reduced gap between the wall of the proposed side extension and the boundary with 263 Coppice Road. SADPD Policy HOU13 normally requires a gap of at least 1 metre between a building and the side boundary.

- Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development), PG3 (Green Belt) and 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)

The proposed extensions may exceed the limits set in SADPD Policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries. This policy states with regard to proposed extensions and alterations in rural areas that: "... proposals will usually be considered to represent disproportionate additions where they increase the size of the original building by more than 30% in the Green Belt or 50% in the open countryside." (NC)

Application: 25/3289/FUL

Location: Poynton Fire Station, School Lane, Poynton SK12 1AX

Proposal: Single storey extension to south of the building, formed of a mixture of solid & glazed curtain walling panels with flat roof. Existing metal profiled roof sheet to be overlaid with new insulation and profiled metal roof. Installation of photovoltaics to roof. Formation of new entrance door complete with level access landing, installation of feature render to walls as indicated on drawings to Appliance Bay. Installation of new flagpole.

Recommendation: Poynton Town Council has no objection in principle, providing the Planning Officer can confirm that the proposed new gym on the south side of the Fire Station will not be unneighbourly to the houses on the north side of School Close. (NC)

Application: 25/3470/VOC

Location: Copper Beeches, 37 Anglesey Drive, Poynton, SK12 1BU

Proposal: Variation of condition 2 on approval 21/0652M: Ground floor front extension and rear/side extension, first floor extension and internal alterations.

Recommendation: No Objection. (NC)

Application: 25/3515/HOUS

Location: 6 Holly Road, Poynton SK12 1PA

Proposal: Single storey side extension.

Recommendation: No Objection. (NC)

Application: 25/3598/PRIOR-1A

Location: 3 Haseley Close, Poynton SK12 1PJ

Proposal: Prior Approval for a proposed single storey rear extension, extending 3.70m beyond the rear wall, maximum height of 4.00m and eaves height of 4.00m.

Recommendation: Poynton Town Council urges the Planning Officer to ensure that this application conforms with the rules of the Prior Approval scheme and relevant planning policies:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design), 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: 25/3601/CLPUD

Location: 66 London Road North, Poynton SK12 1BY

Proposal: Lawful Development Certificate for proposed conversion of the existing loft into habitable space, including a new dormer on the rear elevation, changes to the fenestration to the rear elevation and internal alterations.

Recommendation: Poynton Town Council has no objection in principle to the proposed loft conversion, providing the Planning Officer is satisfied that the new first floor dormer windows will not cause an unacceptable loss of privacy to neighbouring properties. (NC)

Application: 25/3622/HOUS

Location: 50 Shrigley Road South, Poynton SK12 1TF

Proposal: Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.

Recommendation: Poynton Town Council urges the Planning Officer to seek advice from the Environmental Health Officer regarding possible noise pollution.

Possibly another supplier may have a quieter unit.

Planting low trees or bushes along the site boundaries may reduce noise leaving the site. (NC)

Application: 25/3640/HOUS

Location: 37 Chester Road, Poynton SK12 1HA

Proposal: Rear infill extension and associated remodelling works.

Recommendation: Poynton Town Council has no objection in principle to this extension, providing the Planning Officer confirms it complies with planning policies:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design), 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)**

Cllr Clarke left the meeting

RESOLVED: That Cllr K Booth chairs the next item on the report. (NC)

Application: 25/3649/HOUS

Location: 57 Oak Grove, Poynton SK12 1AD

Proposal: Proposed first floor side extension and associated works.

Recommendation: That the Town Council objects as it is concerned that the development may cause potential terracing of the road. (NC)

Cllr Clarke returned to the meeting.

Application: 25/3661/HOUS

Location: 21 Green Lane, Poynton SK12 1TJ

Proposal: Two storey extensions to rear and side of dwelling, elevational alterations.

Recommendation: Poynton Town Council has no objection in principle to the proposed extensions but urges the Planning Officer to ensure that the plans comply with all relevant planning policies, including those regarding the Green Belt. (NC)

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development), PG3 (Green Belt) and 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)**

The Planning Officer should confirm that the proposed extension does not exceed the limits set in SADPD Policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries. This policy states with regard to proposed extensions and alterations in rural areas that:

“... proposals will usually be considered to represent disproportionate additions where they increase the size of the original building by more than 30% in the Green Belt or 50% in the open countryside.” (NC)

The plans show that a stream runs through the garden – it may be helpful to seek the advice of the Flood Risk Officer. (NC)

Application: 25/3738/HOUS

Location: 4 Towers Close, Poynton SK12 1DH

Proposal: Extension and remodel to existing dwelling. Proposals comprise a single storey rear infill extension, alterations to first floor dormer and external materials.

Recommendation: No Objection. (NC)

Application: 25/3756/HOUS

Location: 77 Mallard Crescent, Poynton SK12 1XG

Proposal: Proposed two storey side and single storey rear extension. Proposed new roof canopy to front elevation. Proposed new parking area to front of property.

Recommendation: Poynton Town Council has no objection in principle to the proposed extension but would suggest that the Highways Officer reviews the proposed change of vehicular access to Mallard Crescent, a much busier road than Pochard Drive. (NC)

Application: 25/3762/HOUS

Location: 3 Brookfield Avenue, Poynton SK12 1HZ

Proposal: Demolition of existing ground floor extension to the rear of the property. New part two storey part single storey side/rear extension.

Recommendation: The Town Council urges that the Planning Officer visits the site and reviews the proposed alterations and 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).**

Extension Unneighbourly - The proposed two-storey extension, by virtue of its size, design and position relative to adjoining properties, may cause an unacceptable overshadowing and loss of light to nearby properties, especially 1 and 5 Brookfield Avenue. (NC)

Application: 25/3592/PRIOR-11B

Location: Deva Playing Field Spinners Lane, Poynton

Proposal: Prior approval for the demolition of 2nr 'portacabin' style single storey changing rooms.

Recommendation: No Objection. (NC)

Application: 25/3729/HOUS

Location: 10 Shrigley Road North, Poynton, SK12 1TE

Proposal: Proposed single storey front elevation extending garage and new porch

Proposed single storey rear at ground and lower ground extension Proposed part side at ground and 1st floor side extension

Recommendation: Poynton Town Council has no objection in principle to the proposed extensions but urges the Planning Officer to ensure that the plans comply with all relevant planning policies, including those regarding the Green Belt.

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development), PG3 (Green Belt) and 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)**

The Planning Officer should confirm that the proposed extension does not exceed the limits set in SADPD Policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries. This policy states with regard to proposed extensions and alterations in rural areas that:

“... proposals will usually be considered to represent disproportionate additions where they increase the size of the original building by more than 30% in the Green Belt or 50% in the open countryside.” (NC)

Application: 25/3130/HOUS

Location: The Capstan House Middlewood Road, Poynton, SK12 1SH

Proposal: Erection of a traditional oak-framed two car garage ancillary to Capstan House on previously developed woodland.

Recommendation: Poynton Town Council has no objection in principle but would make the following comments:

- 1. The Capstan House (and the neighbouring Old Pump House) are one of the few remaining structures from Poynton's coalmining history, and the Town Council are keen that it be preserved, and the setting not changed significantly. The Capstan House should be recognised as a non-listed heritage asset. The materials and design of the new garage should respect the existing building and not introduce a discordant feature.**
- 2. The Highways Officer should be asked to review the access to the garage from Middlewood Road. This is a busy road, and traffic should be able to turn round within the site and exit without reversing onto Middlewood Road.**
- 3. The site borders an area of protected woodland. The Trees Officer should be asked to review the Arboricultural Report to ensure there will be no risk to the protected trees.**
- 4. The site is close to a stream which flooded in 2016 and 2019. The advice of the Council's Flood Risk Officer should be obtained as to the suitability of the site for residential use. The stream may flow under this site in a culvert and any impact by the proposed development on the culvert should be fully considered. (NC)**

Application: 25/3557/FUL

Location: Qc65 First Avenue, Poynton, SK12 1ND

Proposal: Change of use of QC65, First Avenue from Use Class B2 (General Industry) to Use Class B8 (Storage and distribution)

Recommendation: Poynton Town Council wish to comment as, although the site is in Adlington parish, it borders Poynton and significant traffic from the Industrial Estate goes north, through the centre of Poynton.

The change to Use Class B8 (Storage and Distribution), suggests that there will be an increasing number of journeys to and from the site, presumably using HGVs. To date, no details of the number of such journeys have been posted online. The Planning Department should request this information from the applicant and ask the Highways Officer to review these to determine the impact of increased traffic on congestion and air pollution.

Although the Poynton Relief Road opened in March 2023, Cheshire East have still not installed new road signs at the junction of First Avenue and London Road, to ensure that all traffic to Stockport and destinations to the north and east turn left and head south along London Road (B5092), then use the Poynton Relief Road (A523) and the Manchester Airport Eastern Link Road (MAELR aka A6MARR) (A555), rather than travel north through the centre of Poynton. (NC)

Application: 25/3770/HOUS

Location: 54 Milton Drive, Poynton, SK12 1EY

Proposal: Removal of existing rear garage and construction of part side and rear single storey extension.

Recommendation: No Objection. (NC)

Application: 25/3920/PRIOR-3Q

Proposal: Prior approval for change of use and alteration of former agricultural building to a dwelling.

Location: Former Agricultural Building, Coppice Nursery, Coppice Road, Poynton, SK12 1SP

Recommendation: Poynton Town Council are concerned at yet another proposal for housing development in a highly vulnerable area of the Green Belt. This application raises a number of questions:

- 1. The Town Council urges the Planning Officer to visit the site and conduct a detailed review to ensure that all the requirements of Class Q, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended) are satisfied. The plans submitted to date do not include any photographs or a report on the existing building from a structural engineer. Is the building capable of conversion without the necessity for it to be rebuilt or requiring any substantial remedial work or alteration?**
- 2. Environmental Risks: In response to the question on the application form about contamination risks on the site, the applicants respond:
“The site is has [sic] been used for horticultural purposes and grazing so there are unlikely to be any contaminants on the site.” The Town Council believes this response to be inadequate, and the application should be reviewed by the Environmental Health Officer.**
- 3. The plans submitted by the applicants show a sheep pen nearby. The buildings may have been used to store sheep dip, a highly poisonous product that traditionally contained arsenic, and was later made of organo-phosphates. Horticultural products such as weedkillers and insecticides also often contain dangerous chemicals. There may be traces of these chemicals in both the buildings and the nearby land. Machinery may have leaked leaded fuel. A full environmental check by a suitably qualified company should be required.**
- 4. Coal Mining Risk: The Mining Remediation Authority’s online map shows that the site forms part of a Development High Risk Area due to probable shallow coal mine workings. Risks from shallow coal mine workings include sudden ground collapses, underground voids and leakage of noxious gases. These could cause higher risk for a house than a commercial building. A full survey should be undertaken to identify possible risks and remediation strategies.**
- 5. It is not clear how the remaining agricultural land will be accessed, as the plans show the only access road as part of the curtilage of the proposed new house.
(NC)**

Application: 25/3802/HOUS

Location: 4 Gloucester Road, Poynton, SK12 1JJ

Proposal: Single storey infill extension in front of the existing garage/utility room, single storey attached garage/storage area to the right-hand side, when viewed from the front,

lobbied entrance with gable roof and unifying roof and bay windows either side of the new entrance.

Recommendation: Poynton Town Council urges the Planning Officer to visit the site and ensure that the proposed side extension 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)**

The Town Council regrets that Cheshire East have accepted block plans which do not show clearly the relationship between this site and neighbouring properties. (NC)

121. Communication Messages

RESOLVED: That the withdrawal of the planning application on Anson Road, the Cheshire East Transport Plan and the Poynton Pool Planning Application are agreed as the communication messages for the meeting.

Meeting end time: 9.00pm

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Chair

Dated.....