

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 5TH JANUARY 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Councillors: K Booth, S Lees, L Podmore and J Saunders and T Swatridge.

Officer in attendance: Kate McDowell (Deputy Town Clerk)

166. 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.

167. Questions from members of the public

It was noted that there were members of the public in attendance to discuss 25/4353/FUL: 299 Coppice Road and 1 Smithfield Cottages, which is a later agenda point.

168. Apologies for absence

Cllrs M Beanland

169. Declarations of disclosable pecuniary or other interests

There were no declarations made.

170. To approve the minutes of the Planning & Environment Committee meeting on 10th November 2025

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 8TH December 2025 were approved subject to the minor errors being corrected (2 for 3 abstentions).

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

It was noted that an FOI request for details as to who was undertaking the SEA at Adlington has received a holding response stating that the request was being considered in terms of public interest. A response is expected on the 23rd January 2026.

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

172. To consider the air quality monitoring results from 2019 – 2025.

Members noted a downward trend in pollution levels over the period which could probably be attributed to the opening of the bypass in March 2023.

RESOLVED: That the report on the air quality monitoring results from 2019 – 2025 are noted (NC).

173. To receive and consider the submissions to Call for Sites 2024 and to note that Cheshire East will be commencing a new Call for Sites in 2026.

Members discussed the call for sites and requested that the Clerk provide copies of the maps and a list and map of sites for Poynton and surrounding area.

RESOLVED: That an item on Call for Sites item is included on the next P&E agenda and the Clerk prepares a list of sites in Poynton and surrounding area and provides maps of all the sites (NC).

174. To receive and consider the reply from the Affordable Housing Officer at Cheshire East in response to our suggestions for sites to be considered in Poynton.

RESOLVED; That the response from the Affordable Housing Officer is received and we await a further response (NC).

175. To receive and consider the question and answers on planning issues regarding the Cheshire East Local Plan.

RESOLVED: That the question and answers on planning issues are received (NC).

176. To receive and consider the reply from Environmental Services regarding the Poynton mobile HWRC site.

Members noted that slots for the 31st January 2026 were already fully booked.

RESOLVED: That the correspondence from Environmental Services is noted and the Clerk responds to the correspondence confirming that Poynton is no longer within a 20 minute drive of a Household Waste and Recycling Centre (NC).

177. To agree whether to undertake a Neighbourhood Plan review and to consider recommending to F&GP the approval of the OHN quote and request consideration as to how this can be funded.

In addition to obtaining a quotation from OHN, The Clerk had requested quotes from Cheshire Community Action, but they advised that they no longer provide neighbourhood planning support. Urban Imprint have refused to quote as they will be bringing forwarded planning applications in the Town. A retired planner who had provided support for other local councils was contacted but he also confirmed that he was no longer providing

neighbourhood planning advice. A planning consultancy in Lancashire was also contacted but have not responded to either telephone calls or emails. The Clerk is unable to find any other planners to advise on Neighbourhood Plans.

OHN had provided quotes to review the Neighbourhood Plan but also to provide a Green Belt/Grey Belt study. The cost was significant. The Clerk had obtained clarification from Cheshire East Council that they will not allow CIL money to be used to review Neighbourhood Plans.

Members discussed the benefits of a Green Belt/Grey Belt Review and reviewing the Neighbourhood Plan. It was agreed that the Clerk should request a meeting with ONH to allow members to discuss the different options with the consultants.

RESOLVED: That the Clerk contacts OHN to request a meeting to discuss the different options regarding Green Belt assessment and reviewing the Neighbourhood Plan (NC).

178. To receive and consider an update from the Clerk on the Adlington New Town.

The next meeting of the Task and Finish Group would take place on the 14th January 2026. Reports on behalf of the Town Council had now been commissioned in relation to Biodiversity Net Gain, Transport and legal advice. SANT are hoping to publish their report on Friday 16th January or Monday 19th January 2026.

RESOLVED: That the update from the Clerk is noted (NC).

179. To receive an update from the Clerk on Poynton Pool and to note the forthcoming Strategic Planning Board meeting and to agree a representative of the Town Council to attend the meeting.

The Strategic Planning Board will meet on the 16th January 2026 to determine the Poynton Pool planning application. It was noted that the Clerk had identified an incorrect statement in the supporting documents to the planning application. A site visit had also yet to be arranged. It was agreed that these matters should be drawn to the attention of the monitoring officer.

RESOLVED: That Cllr Clarke represents the Town Council at the meeting of the Strategic Planning Board meeting on the 16th January 2026. The Clerk informs the monitoring officer of the various issues that have arisen in relation to this application (NC).

180. To receive a report from the Chair on the highways works at the Hazelfields development

This planning application was approved on condition that various highway works should be completed prior to any of the houses being occupied. Although many of the houses are now occupied, the highways work has not been completed.

The Clerk advised that when she last contacted the developer, Elan Homes, they advised that they were hoping that the road works on the junction would be completed by October 2025. Elan had declined a meeting to discuss the highways improvements as they were still in discussion with Cheshire East Council's highways department. There was also an issue in relation to the new car park on site which should also be addressed at any meeting.

RESOLVED: That the Clerk contacts Elan Homes and Cheshire East Council to request that they attend a meeting to discuss the issues outstanding on site (NC).

181. To note the decisions made by this committee under S051:

- To agree to submit the comments on the Stockport Local Plan, drafted by the Chair, as Poynton Town Council's official response.
- To agree to submit a response to the latest Poynton Pool Planning Application consultation.

RESOLVED: That the S051 decision to agree to submit the comments on the Stockport Local Plan, drafted by the Chair as Poynton Town Council's official response and to agree to submit a response to the Poynton Pool Planning Application consultation are noted (NC).

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

Application: Appeal: 25/1661/PIP

Location: Land between Brooklyn and Broomfield, Moggie Lane, Adlington.

Proposal: Development of up to 6 two story residential dwellings.

RESOLVED: Poynton Town Council should respond to the appeal by supporting Cheshire East Council's decision to reject the planning application.

It may be helpful to add the Town Council supports Cheshire East's concerns regarding the lack of locational sustainability of the site. Moggie Lane is narrow and has no pavement. Almost all journeys from the site would be by private car.

Moggie Lane is increasingly used by traffic accessing the recently opened Poynton Relief Road. A traffic survey commissioned by Cheshire East shows that, in June 2024, the seven-day average daily traffic flow increased from 1637 to 1775 vehicles a day (8.4%). ("Traffic Mitigation Assessment Review – Local Lanes Poynton / Adlington," Cheshire East Council, January 2025).

A possible alternative route via a public footpath goes through an unlit field, uses a bridge only two feet wide to cross Poynton Brook and users then have to ascend a 45 degrees slope. Again, this is totally unsuitable for access to and from the site.

The Town Council also supports Cheshire East's rejection on Green Belt grounds (NC).

Appeal: 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.

RESOLVED: Poynton Town Council should respond to the appeal by supporting Cheshire East Council's decision to reject the planning application.

It may be helpful to add that the severe flooding on 31 July 2019 affected several local houses and severely damaged Wardsend bridge, which borders the site. In view of the high fluvial flood risk from Poynton Brook (classed by the Environment Agency as a Main River), this site is totally unsuitable for housing purposes.

The Town Council also supports Cheshire East's rejection on Green Belt grounds (NC).

Application: 25/4273/FUL

Location: Astra House, Spinners Lane, Poynton SK12 1GA

Proposal: Demolition of office building and construction of 28 affordable apartments with associated landscaping and parking.

RECOMMENDATION: Poynton Town Council have no objection in principle to the redevelopment of redundant offices for housing but believe this application should be closely scrutinised to ensure it is not on too large a scale and complies with important national planning policies and the Cheshire East Local Plan, the Site Allocations and Development Policies Document and Poynton Neighbourhood Plan.

- 1. The application risks over-development of this site given its location, siting and impact. The plans have a significant shortfall in provision of car parking spaces, and therefore the Town Council cannot support the current application. Other concerns include design, visual impact, relationship with Poynton Railway Station, which is a locally listed heritage asset, flood risk, loss of trees and the poor junction of Spinners Lane with Chester Road.**
- 2. The proposed development must be compliant with the policies for affordable housing set out in the National Planning Policy Framework (NPPF) 2021, Policy SC5 Affordable Homes of the Cheshire East Local Plan Strategy and Policies HOU6 and HOU9 of the Poynton Neighbourhood Plan. The development proposed represents an over development of the site which may fail to protect existing protected trees, fail to respect the existing residential character of the local area and other impacts out of scale due to the cul-de-sac nature and very close proximity of the railway line (as identified by statutory consultees) and Poynton Station (a locally listed building).**
- 3. The Town Council notes that both the "footprint" and height of the proposed three-storey development are much larger than that of the existing two-storey Astra House. We also note that the proposed block of flats is on a bigger scale than the existing three storey blocks further down Spinners Lane. Other housing in the area is two-storey residential detached and semi-detached houses. The proposed development may be out of character with the neighbourhood.**

4. Planning permission should only be granted if the development complies with the following Development Plan policies:
MP1 (Presumption for Sustainable Development),
SD2 (Sustainable Development),
CO1 (Sustainable travel and transport),
SE1 (Design), SE4 (Landscape),
SE5 (Trees, Hedgerows and Woodland),
SC3 (Health and Well-being),
SC4 (Residential Mix)
SC5 (Affordable Homes) of the Cheshire East Local Plan 2017.
5. The development must also comply with the following policies of the Cheshire East Site Allocations and Development Policies Document:
GEN1 (Design Principles),
HER1 (Heritage Assets),
HER7 (Non-designated heritage assets),
ENV6 (Trees, hedgerows and woodland),
ENV12 (Air Quality),
ENV16 (Surface Water Draining and Flood Risk),
HOU1 (Housing Mix)
HOU12 (Amenity).
6. The development must also comply with the relevant policies of the Poynton Neighbourhood Plan 2019:
EGB15 (Heritage Assets),
EGB 21 (Protecting and enhancing non-designated Heritage Assets),
HOU 6 (housing mix),
HOU 7 (environmental considerations),
HOU 8 (density and site coverage),
HOU 11 (design),
HOU15 (backland and tandem development)
EGB 2 (open spaces).
7. The proposed apartment block is close to Poynton Railway Station, a locally listed building, described as “a Victorian red brick building comprising stone pilasters with detailing, timber windows, and a slate roof.” The design and appearance of the proposed block would be out of character with the Railway Station, and at three storeys high would overshadow it and obstruct views of the Station from the west. The proposals are contrary to Policy HER1 and HER7 of the Cheshire East Site Allocations and Development Policies Document (SADPD) and policies EGD15 and EGB21 of the Poynton Neighbourhood Plan.
8. Loss of Trees contributing to Amenity – The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area. There are Tree Preservation Orders covering part of the site. The roots of trees proposed for retention could also be damaged by the development, which will require deep foundations. The applicants have submitted an Arboricultural Report; this must be reviewed by the Cheshire East Trees Officer to ensure compliance with Policy ENV6 (Trees, hedgerows and woodland) of the SADPD.

- 9. Impact on Wildlife:** The wooded land around the existing Astra House offices provides an essential habitat for wildlife, such as endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Even if boundary trees are retained, the loss of quiet space and increased proximity of new housing will drive away wildlife. Failure to protect such habitats is contrary to the Habitats and Biodiversity Chapter of the NPPF and Policy ENV6 of the SADPD.
- 10. Development Unneighbourly -** The proposed development, by virtue of its size, design and position relative to adjoining property, may be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property, contrary to Policy HOU12 (Amenity) of the SADPD.
- 11. Loss of privacy.** The position of the proposed development, in relation to adjoining residential properties, may result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of Overlooking, from the three-storey block of flats, again contrary to Policy HOU12 (Amenity) of the SADPD.
- 12. Highways Issues:** The Town Council urges that a qualified Highways Engineer visits the site to conduct a full review of the highway issues. The proposed development may pose a threat to highway safety by increased turning movements. Access is via Spinners Lane, which is used by many pedestrians going to the nearby Scout Hut and Deva Close play area and playing field.
- 13. Road Junction:** The junction of Spinners Lane and Chester Road (A5149), at the start of the hump-back bridge over the railway, is poor with restricted visibility. Chester Road is a busy “A” road and increased traffic at this junction would endanger highway safety.
- 14. Inadequate Service Provision –** the lack of parking for residents and visitors and tight internal layout will lead to internal congestion and inadequate provision for service vehicles to load and unload, resulting in increased parking on Spinners Lane and other nearby streets and a risk to highway safety.
- 15. Car Parking:** Provision is inadequate and in breach of the Cheshire East Local Plan Appendix C. The plans are for 21 one bed and 7 two bed apartments. Appendix C requires “for 1 bedroom - 1 space per dwelling; for 2 bedrooms – 2 spaces per dwelling”. This means this block of flats requires 35 parking spaces, plus some provision for visitors. However, the plans include only 30 parking spaces, a material shortfall. This will lead to increased parking on nearby streets, exacerbating existing parking issues including from users of the nearby Railway Station (whose car park charges users) and Lower Park primary school.
- 16. Accessibility:** Although the railway station is close-by, the site is some distance from the nearest shops. Poynton Post Office is half a mile from Astra House, whilst the nearest supermarket, Morrisons on Queensway, is 0.6 of a mile away. Increased car traffic will breach policy ENV12 (Air Quality) of the SADPD and Policy CO1 (Sustainable travel and transport) of the Local Plan.

- 17. Impact on NHS:** The Town Council notes with concern that local GP and hospital services already face significant challenges due to the 650 houses built in Poynton under the Local Plan plus 1,000 houses at Woodford (in Stockport). The draft Stockport Local Plan proposes thousands more houses. This could breach Policy SC3 (Health and Well-Being) of the Cheshire East Local Plan.
- 18. Flood Risk.** The increased footprint of the proposed development will reduce absorption of rainfall and increase run-off into Poynton Brook, which flooded in 2016 and 2019. The south-eastern and northern parts of the site are shown as surface water flood-risk areas on the Environment Agency map.
- 19.** The Town Council urges Cheshire East to seek the advice of their LLAFA Flood Risk Team to review the flood and drainage assessment provided by the applicants. This will ensure compliance with Policy ENV16 (Surface Water Draining and Flood Risk) of the SADPD, policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan and Policy EGB2 of the Poynton Neighbourhood Plan.
- 20. Landscaping:** Plans should seek to incorporate native vegetation which will benefit and encourage all wildlife but should have a particular emphasis on encouraging pollinators.
- 21. Biodiversity: Hedgehogs** - if the plans are approved, 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.
- 22. Birds** - all new buildings above five metres high must provide bird nesting boxes suitable for swifts as set out by the RSPB (NC).

Application: 25/4672/HOUS

Location: 1 Glastonbury Drive, Poynton SK12 1EN

Proposal: Proposed two storey rear, single storey front extension to existing dwelling, garage conversion to from annexe and garage extensions

Recommendation: Poynton Town Council has the following comments:

- 1.** The proposed two-storey rear extension must, to some degree, reduce light to the next-door house at 3 Glastonbury Drive. The Town Council urges the Planning Officer to visit the site to ensure that the current application is not unneighbourly and complies with all 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 Standards)
2. Should planning consent be granted for proposed conversion of the existing garage to a residential annexe, a condition should be imposed that this be used only as living accommodation as part of 1 Glastonbury Drive. A separate planning application should be submitted to approve any change to this situation.
 3. There was severe flooding in the Glastonbury Drive and Vicarage Lane area in June 2016. The Flood Risk Officer should be asked to review the application (NC).

Application: 25/4727/VOC

Location: 1C Anglesey Drive, Poynton SK12 1BT

Proposal: Variation of condition 2 on approved application 23/3259M: Proposed extension and alterations to existing bungalow incorporating single storey front extension and garage extension, creation of additional habitable space with new roof space, and incorporation of proposed external works.

Recommendation: Poynton Town Council is concerned that the proposed increase in the roof ridge height of 300 mm / 1 foot may be an unacceptable increase in view of the significant height of the works currently under construction and the impact on neighbouring properties. This may breach the following planning policies:

- 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 Standards)

We urge that the Planning Department visits the site to measure the height and other dimensions of the various extensions to ensure they comply with approved plans and agree with the latest application (NC).

182. That the following communication messages should be published:

RESOLVED: That a communication message on the mobile waste and recycling centre is approved (NC).

Meeting end time: 08:45 pm

Chair

Dated.....