

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 30<sup>TH</sup> MARCH 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Councillors: K Booth, S Lees, L Podmore, J Saunders and T Swatridge.  
Cllr P Oakes (substituting for Cllr Beanland under SO52).

Officer in attendance: Haf Barlow (Town Clerk) and Sally Shaw (Admin Officer)

231. 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.

232. Questions from members of the public

It was noted that there were members of the public in attendance to discuss Cheshire East planning application 26/0895/HOUS, 22 Beech Crescent and to observe the discussion on 26/0803 EIA, Environmental Impact Assessment screening for land at Lostock Hall Farm.

233. The Chair proposed that Cheshire East planning application 26/0895/HOUS, 22 Beech Crescent and 26/0803, EIA Environmental Impact Assessment screening for land at Lostock Hall Farm be taken as the next item of business.

**RESOLVED: 26/0895/HOUS: 22 Beech Crescent and 26/0803: EIA Environmental Impact Assessment screening for land at Lostock Hall Farm be taken as the next items of business. (NC)**

236. Apologies for absence

Cllr M Beanland

237. Declarations of disclosable pecuniary or other interests

There were no declarations made.

234. Planning Application: 26/0895/HOUS

Location: 22 Beech Crescent, Poynton, SK12 1AW

Proposal: Proposed single storey wrap around side and rear extension to detached bungalow following demolition of existing garage

A member of the public informed the committee of his concerns with regard to Planning Application 26/0895/HOUS at 22 Beech Crescent and its impact on neighbouring properties and surrounding area, due to its scale, height and proximity to other properties.

**RESOLVED: Poynton Town Council cannot support this application as the proposed side extension will be too close to the site boundary with 20 Beech Crescent and is of an inappropriate scale and design compared to the neighbouring properties.**

- 1. The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties, especially 20 Beech Crescent and comply with relevant planning policies, including:**
  - Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
  - Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
  - Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards).
- 2. Poynton Neighbourhood Plan Policy HOU14 states that extensions should normally retain a gap of at least one metre to the side boundary. A similar rule applies in SADPD Policy HOU13. The plans suggest that the gap to the site boundary with 20 Beech Crescent is significantly less than one metre.**
- 3. Cramped development. The proposal by reason of scale, form and design may result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the area and will also have a terracing effect.**
- 4. Extension Unneighbourly - The proposed extension, 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. (NC)**

235. To receive a report on 26/0803/EIA: Environmental Impact Assessment screening for land at Lostock Hall Farm and agree a response.

Councillors discussed at length the report on the 26/0803/EIA: Environmental Impact Assessment screening for land at Lostock Hall Farm and are concerned by many aspects of the proposal. It was noted that the current application is not a formal planning application, but one will certainly follow soon. Issues include infrastructure, access, proximity to other Towns and suitability of the land. A better definition of what constitutes a Village and what constitutes a Town is needed for Councils. Woodford is still classed as a village with its ever-expanding population. The Government needs to be lobbied by the Member of Parliament Tim Roca to change the rules so there is a better definition of what size of settlement is a Village and what is a Town. More generally, there was concern at the impact on food supplies from building on agricultural land. The current war in the Middle East has seriously disrupted ships carrying artificial fertilisers.

**RESOLVED:** That the Town Clerk to write to Tim Roca MP and ask for his support in lobbying for a better definition as to what constitutes a town as opposed to a village, and also to raise our concerns regarding the loss of agricultural land and the threat to food security

The Clerk submits the following comments in response to 26/0803/EIA:- Poynton Town Council is deeply concerned at these proposals to build five hundred houses in an important part of the Green Belt. The Town Council would support the comments of CPRE and in particular the cumulative effect of multiple planning applications leading to the conurbation of Greater Manchester extending into Cheshire and merging the Towns of Woodford and Poynton. We believe that these plans are contrary to established planning policy and are unacceptable for the reasons below:

**Green Belt:** The site is in the Green Belt as defined in the Cheshire East Local Plan. Development would be contrary to long standing planning policy. It would result in a loss of openness and introduce urban sprawl into what is open countryside.

The planned developments of several thousand houses at Woodford will effectively turn it from a village into a town. This scheme, the western border of which is just a few feet from the border with Woodford and Stockport MBC, will produce a single conurbation and create urban sprawl, merging Poynton and Woodford. This is contrary to all planning policy since 1948.

**Brownfield First:** The Register of Brownfield Land for Cheshire East lists 172 sites. There may be other brownfield sites which are not so far included, registration being voluntary. All such sites should be developed before any Green Belt land is considered for development.

**Traffic and Transport:** It is proposed that the only vehicular access would be from a new roundabout to be built on the Poynton Relief Road (A523). Despite claims (see paragraph 2.22) that the site is only about one mile and a “three minutes” car journey from Poynton Railway Station, the distant location of this access would in practice make such trips much longer.

**Public Transport:** There are no bus services to the site, and no bus stops closer than Chester Road. Bus services are limited to one bus per hour to Stockport and Macclesfield. There is no service to Woodford, Bramhall or Wilmslow.

**Poor Connectivity - Vehicles:** Vehicles would have to exit from the site onto the Relief Road (A523) and then drive either south to Adlington and then head north along London Road South (B5092) or go north to the junction with the A555 then east along Chester Road (A5149).

Either trip would take at least ten minutes to reach the centre of Poynton, and much longer at busy times. Traffic would increase substantially on both London Road South and Chester Road. These roads are already badly potholed and poorly maintained by Cheshire East.

**Loss of Bypass:** The whole point of building the A523 Poynton Relief Road was as a bypass for Poynton (see the SEMMMS Final Report of 2001). If new accesses are built off it, it will cease to be a bypass and become an ordinary, congested urban road. At the Public Enquiry into the construction of the Poynton Relief Road, the owner of the Lostock Hall site argued for a roundabout to be built near this point. The Inspector refused this request.

**Poor Connectivity – Footpaths:** There is poor connectivity for travellers on bicycle or foot for active travel between the site and the centre of Poynton.

The only path to cross the railway (Poynton with Worth Public Footpath 80) goes under the railway line by Lostock Road, in an unlit, muddy passage less than six feet high. It is dangerous in heavy rain and unusable when Poynton Brook floods. This is the most direct route to walk from the site to Poynton High School and the southern part of Poynton village. It is wholly unsuitable for active travel. Remedying this would require a footbridge to be built over the railway (at the expense of the developer).

**Pollution:** The EIA scoping report (paragraph 9.8) estimates that the development would produce “up to 2,112 daily two-way vehicle movements” which will contribute to air pollution and congestion. Note that electric vehicles also create air pollution by releasing particulates from tyres and brake-pads. Construction of the site will take several years and require many journeys by HGVs and contractors’ vehicles.

**Public Facilities:** The site lacks all public facilities – there is no mention of providing any shops, schools, health services or public facilities of any kind. The EIA scoping report admits that: “No social infrastructure is proposed as part of the proposed development ... it will be residential development only.”

An estate of 500 houses and at least 1,500 people will impose significant burdens on local schools, GPs, dentists and other facilities. Local schools and medical facilities are already used to capacity. The nearest hospitals at Macclesfield and Stepping Hill are well known for overcrowding and lengthy queues at A&E.

The draft Stockport Local Plan proposes several thousand new homes, which will increase pressure on local services in Stockport, especially schools and Stepping Hill Hospital. The EIA report identifies five major new sites within 2 km / 1.2 miles of the Lostock Hall site. Some residents of Woodford seek to avoid these problems by using public facilities in Poynton.

The applicant’s claim that “social infrastructure has been scoped out of the EIA” is wholly unacceptable for the above reasons.

**Flooding:** The Environment Agency’s maps show the site includes numerous areas of surface water flooding, while the southeastern part of the site is at risk of river flooding and possibly also groundwater flooding. The risk of river flooding is predicted to increase by 2035. The Town Council is surprised that Cheshire East’s Flood Risk (LLAFA) team have declined to comment on the EIA report. We urge the Director of Planning to instruct the LLAFA to prepare a full analysis of flood risk.

**Heritage Asset:** Whilst the Grade 2 listed Lostock Hall Farmhouse is not part of the site, the Hall and its immediate grounds form an enclave within it. Building a large housing estate nearby will irreversibly change the setting and environment of this heritage asset. The Town Council does not accept the applicant's assertion that Built Heritage can be "scoped out" of the EIA report. The Cheshire East Heritage Officer should be consulted.

**Agriculture:** The proposed development will result in the loss of a significant area of agricultural land, at present used mainly for grazing. The proportion of the food consumed in this country which was produced here is declining.

This poses a major strategic risk for the United Kingdom. Current events show the vulnerability of merchant ships to hostile states and militias; we cannot afford to lose good agricultural land to housing development. It is essential that brownfield land should be developed first. As noted above, Cheshire East currently has identified 172 such sites.

**Ecology:** The EIA scoping report confirms the presence of bats and badgers, both protected species, within the site. The scoping report concedes that "the proposed development may significantly affect on-site and nearby habitats, including Wigwam Road Local Wildlife Site and protected species including roosting and foraging bats, breeding birds and badgers."

A total of 42 bird species were recorded within the site, with 38 possibly or probably or confirmed as breeding there. This shows the richness of the site, which far exceeds the threshold of 25 breeding species to be regarded as being of local importance. The farm buildings are a nesting site for swallows and other birds.

Streetlighting and exterior lights on housing will be a particular threat to nocturnal wildlife, including bats, insects (such as moths and glow-worms), frogs, toads and small mammals.

**Biodiversity:** Poynton Town Council has a biodiversity plan, which seeks to protect green spaces, enhance ecological networks and promote environmental education. This would be totally undermined by this development.

Similarly, the development wholly conflicts with Cheshire East's strategy to 'enhance green infrastructure and protect biodiversity' as part of a commitment to become a carbon neutral borough by 2045.

**Public Health:** Green space is vital to both physical and mental health and wellbeing (see Cheshire East's Mental Health Plan). The local network of footpaths in the Lostock Hall area is used by many residents. These paths allow walkers access to the countryside, without any nearby traffic, and to see the many trees and birds in the area.

**Village or Town:** A better definition of what constitutes a Village and what constitutes a Town is needed for Councils. Woodford is still classed as a village with its ever-expanding population. The Government needs to be lobbied by the Member of

Parliament Tim Roca to change the rules so there is a better definition of what size of settlement is a Village and what is a Town.

**Targets:** Councillors wish to understand how much of Cheshire East's House building target is still outstanding after it was increased from 900 to 2500 homes. There are many sizeable, proposed developments already with planning permission in the County. The Town Clerk to write to Cheshire East Planning to understand how much of the target is outstanding.

#### **Conclusion**

Poynton Town Council believes that this development is not justified or supported by the submitted EIA scoping report. Our concerns include:

- The EIA scoping report is deficient in many ways and fails to identify many of the issues of concern.
- There is no justification for this major development in the Green Belt when there are numerous brownfield sites in Cheshire East.
- The proposed development would cause major traffic congestion and air pollution problems and has poor connectivity to Poynton for both road and pedestrian travel.
- The lack of "social infrastructure" for education, health and public services is a major concern, in view of the stress such services already face in Poynton.
- The planned development would have a devastating effect on the ecology and biodiversity of this area of Poynton. Protected species including roosting and foraging bats, breeding birds and badgers would be endangered.
- The loss of open space would negatively impact the mental and physical health of local people. (NC)

238. To approve the minutes of the Planning & Environment Committee meeting on 2<sup>nd</sup> March 2026

**RESOLVED:** That the minutes of the Planning and Environment Committee meeting held on 2<sup>nd</sup> March 2026 were approved. (4 for, 2 abstentions)

*Cllr L Podmore left the room.*

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

*Cllr L Podmore returned to the room.*

Councillors discussed the updates from the action log, and the Clerk provided further updates. Educational funding allocations for Poynton's schools were discussed, and it was agreed that Poynton High School should be asked if they have any outstanding projects

that require funding as currently there has not been an allocation to a secondary school within 3 miles of Poynton. (There are no other Cheshire East run secondary schools within three miles of Poynton).

The response from Cheshire East waste team was received about the intermittent Bin Services affecting Poynton and Councillors agreed to remind residents on how to report a missed bin collection.

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

240.To note the SO51 action to write to Planning Enforcement at Cheshire East Council and the response received from Elan Homes regarding the fencing on Hazel fields.

Councillors discussed that as part of the planning conditions for this development the developer had agreed to fully fence the surrounding area around the contaminated former gas and brick works. The expectation remains that this planning condition needs to be met to prevent access to the contaminated land. Councillors asked the Town Clerk to write to Cheshire East Council Planning Enforcement to raise it with them. Councillors noted that this land is used by some local people for dog walking. It is however an essential part of the planning conditions as it is toxic land, and the reason additional houses were not built on this area of the site.

**RESOLVED: That the Town Clerk should follow up with Cheshire East Council planning enforcement to raise the issue of the outstanding installation of secure fencing. This needs to fully surround the affected area of land and be installed as per the terms of agreed planning conditions. (6 for, Cllr S Lees abstained).**

241.To receive a report on the highways measures proposed by Elan Homes and agreed by Cheshire East Council.

The Town Clerk had attended a meeting with interested parties at Lower Park School. Concerns were raised at this meeting that the signage was inadequate and that the width of the proposed footpaths does not meet current guidelines of at least 3 metres wide outside of a school.

**RESOLVED: That the Town Clerk will write to Cheshire East Planning to relay concerns that the proposals by Elan Homes and agreed with Cheshire East Council have inadequate signage and that the width of the proposed footpaths does not meet current guidelines of at least 3 metres wide outside a school. (NC)**

242.To receive and consider the email from the Senior Forestry and Arboriculture Officer Regarding the felled tree on the corner of Woolley Avenue and London Road South.

Councillors at the last meeting had been disappointed to hear that the tree had been felled during the works to replace the gas mains along London Road South. The email in response stated that the tree in question was not subject to a Tree Preservation Order (TPO) and had a crack in its trunk.

**RESOLVED: That the correspondence from the Senior Forestry and Arboriculture Officer regarding the felled tree on the corner of Woolley Avenue and London Road South is received and noted. (NC)**

243. To receive a report from the Clerk on the outcome of the meeting between the Clerk, Friends of Poynton Pool and Cheshire East.

The Town Clerk gave an update on the cross-agency meeting that took place last week. Three expert reservoir engineers were in attendance and some progress was made. It looks to be possible to separate out the safety work and the footpath works. Site investigation and survey works will commence mid-April. The next multi agency meeting is planned for late April.

**RESOLVED: That the report on the recent meeting on Poynton Pool between Cheshire East Council and interested parties was noted. (NC)**

244. To receive and consider the Strategic Environmental Impact Assessment on the New Towns and an update from the Clerk on Adlington New Town.

After a significant update last week with the “deprioritisation” of Adlington New Town and the publication of the Strategic Environmental Impact Assessment (SEA) on the New Towns, the Town Clerk updated Councillors on reactions and next steps. There are still significant concerns about the potential development of Adlington and the working group plans to respond robustly to the SEA and the Government’s consultation.

**RESOLVED: The Strategic Environmental Impact Assessment on the New Towns and an update from the Clerk on Adlington New Town was received. That the Council support the Task and Finish Group to respond robustly to the SEA and the Government’s consultation. The Committee should prepare for future proposals that may come. (NC)**

245. To receive and consider the press release on new bus services for Poynton.

Councillors are pleased that the residents of Poynton will benefit from a new Sunday and Bank Holiday 391 bus service that starts on 5<sup>th</sup> April 2026.

**RESOLVED: Councillors received the press release highlighting a new Sunday and Bank Holiday 391 bus service in Poynton that starts on 5<sup>th</sup> April 2026. (NC)**

246. To receive and consider the quotation from O’Neil Homer for the Neighbourhood Plan Review.

Councillors asked that all the quotes are collated for transparency and will be discussed at the next meeting of the Planning and Environment Committee on the 20<sup>th</sup> April 2026.

**RESOLVED: That the Town Clerk will collate the quotes for a decision at the next meeting of the Planning and Environment committee on the 20<sup>th</sup> April 2026 (NC)**

247.To receive and consider the email update from Cheshire East Highways regarding the delay in installing HGV Signage on London Road South/First Avenue Poynton

This signage will direct vehicles travelling towards Stockport to initially go southwards to the roundabout near Starbucks to join the A523 Poynton Bypass then onto the A555, so avoiding the centre of Poynton.

**RESOLVED: That the correspondence from Cheshire East Highways regarding the delay in installing HGV Signage on London Road South/First Avenue Poynton is received and Council will continue to monitor installation. (NC)**

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

Application: 26/0619/HOUS

Location: 108 Vernon Road, Poynton, SK12 1YR

Proposal: Proposed two storey side extension, single storey rear extension and new bay window

**RESOLVED: Poynton Town Council notes that the proposed two-storey side extension will increase the height of the northern side of the house from one to two storeys. This may cause some loss of light to 110 Vernon Road.**

The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
- Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)

Application: 26/0708/HOUS

Location: 17 Lostock Avenue, Poynton, SK12 1DR

Proposal: Single storey rear extension, add window to replace garage door, integral garage conversion and associated works

**RESOLVED: No objection. (NC)**

Application: 26/0710/HOUS

Location: 96 London Road South, Poynton, SK12 1LQ

Proposal: Creation of a second floor containing two bedrooms and a bathroom, by raising the roof and adding a roof window to the front roof slope, and a dormer and two roof windows to the rear slope. In accordance with submitted and approved development 22/4279M.

**RESOLVED:** Poynton Town Council notes that the proposed works will increase this to a three-storey house, in an area comprising mainly two-storey dwellings. The upward extension will be of some scale, significantly increasing the height of the house. There will be some loss of light and privacy to nearby houses on both the east side of London Road South and Midway Drive.

1. The Town Council urges the Planning Officer to conduct a full review including a site visit to ensure that the proposed upward extension is not too close to neighbouring houses and flats and is not unneighbourly or has a significant adverse impact on the amenity of nearby occupiers. (NC)
2. The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:
  - Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
  - Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
  - Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards).
3. Cramped development. The proposal by reason of scale, form and design may result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the area.
4. Extension Unneighbourly - The proposed increase in roof height, 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.
5. Loss of privacy - The position of the proposed development, specifically the proposed second-floor windows, in relation to adjoining residential properties and their gardens, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.
6. The dormer situated closest to the eaves would be situated approximately 19 metres from the rear of No. 8 Midway Drive. The dormer would be equivalent to windows within a property at 3-storey level. Policy HOU13 of the SADPD requires a 24 metres separation distance back-to-back of buildings at this level, so the application is in breach of this policy. If the application is approved, a condition should be imposed requiring that this window be glazed in obscured glass. (NC)

Application: 26/0738/VOC

Location: Summerhill, 2 Middlewood Road, Poynton, SK12 1SH

Proposal: Variation of conditions 2 and 3 on approval 25/0543/FUL: Demolition of the garage at Summerhill, 2 Middlewood Rd to be replaced with a 2 bedroom dwelling, formation of an additional 2 parking spaces and associated landscaping works.

**RESOLVED: Poynton Town Council remain concerned at the constrained nature of the plot and the cramped relationship with 2 Middlewood Road. The Planning Officer should ensure that the proposed increase in size, although modest, will not result in a negative impact on the relationship with the protected trees bordering the site.**

**However, the use of slate tiles on the roof will fit in better with existing buildings in the area. (NC)**

Application: 26/0746/HOUS

Location: Roy Cottage Coppice Road, Poynton, SK12 1SP

Proposal: Two storey side extension

**RESOLVED: Poynton Town Council has no objection in principle to this application, providing the Planning Officer is satisfied that it is not unneighbourly to nearby properties and complies with the relevant planning policies, including:**

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)**
- **Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)**
- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Application: 26/0770/HOUS

Location: 119 Coppice Road, Poynton, SK12 1SN

Proposal: Demolish existing car port to side of dwelling and single storey extension to the rear. Build new 2 storey side and rear extension and raise ridge height of main roof by 700mm to create additional bedrooms in the loft space.

**RESOLVED: Poynton Town Council notes that the proposed two-storey extensions will be of some scale, significantly increasing the width and, especially, the depth of the house. The proposed extension is also close to the northern site boundary. The increased roof height and massing will cause loss of light to 115C and 121 Coppice Road. The proposed second-floor windows may raise issues of overlooking and loss of privacy for nearby houses and their gardens.**

1. **The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:**

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
  - Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
  - Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards).
2. If the application is approved, a condition should be imposed requiring that the side windows in the proposed extension facing 115C and 121 Coppice Road be glazed in obscured glass.
  3. Cramped development. The proposal by reason of scale, form and design may result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the area.
  4. Extension Unneighbourly - The proposed extension, 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.
  5. Loss of privacy - The position of the proposed development in relation to adjoining residential properties and their gardens, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.
  6. The Highways Officer should be asked to review the plans to ensure that there will be sufficient parking spaces within the site, as the proposed extensions will remove at least one space under the existing car port. Coppice Road is often busy, and there are existing problems with on-street parking in the area. (NC)

Application: 26/0780/CLPUD

Location: 25 Chestnut Drive, Poynton, SK12 1QG

Proposal: Certificate of lawful development for proposed new porch, no longer than 3m<sup>2</sup> and 3m in height is proposed, keeping the existing front door in use. The materials are proposed to be the same as the existing dwelling.

**RESOLVED: No objection (NC)**

Application: 26/0784/HOUS

Location: 167 Chester Road, Poynton, SK12 1HP

Proposal: Proposed single storey rear extension

**RESOLVED: Poynton Town Council notes that the proposed extension will be close to the site boundary with 165 Chester Road.**

**1. The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:**

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)**
- **Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)**
- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards).**

**2. Poynton Neighbourhood Plan Policy HOU14 states that extensions should normally retain a gap of at least one metre to the side boundary. A similar rule applies in SADPD Policy HOU13. The plans suggest that such the gap to the site boundary with 165 Chester Road may be less than one metre. (NC)**

Application:26/0810/HOUS

Location: 2 Cedar Close, Poynton, SK12 1PP

Proposal: Proposed first floor extension above existing ground floor extension to rear of existing residential property

**RESOLVED: Poynton Town Council notes that the proposed first floor extension may cause some loss of light to neighbouring houses, including 4 Cedar Close. The Town Council urges the Planning Officer to visit the site and ensure the proposed extension is not unneighbourly to nearby properties and complies with relevant planning policies, including:**

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)**
- **Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)**
- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Application:26/0814/HOUS

Location: 4 Wayside Drive, Poynton, SK12 1HF

Proposal: Proposed two storey extension

**RESOLVED: Poynton Town Council notes that the proposed two-storey side extension will increase the height of the western side of the house from one to two storeys. This may cause some loss of light 6 Wayside Drive.**

**1. The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:**

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
  - Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
  - Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards).
2. Poynton Neighbourhood Plan Policy HOU14 states that extensions should normally retain a gap of at least one metre to the side boundary. A similar rule applies in SADPD Policy HOU13. The plans show that the first-floor extension will have a gap to the site boundary with 6 Wayside Drive of less than one metre. This may have a terracing effect which is out of character with the street scene of detached and semi-detached houses. (NC)

Application: 26/0853/FUL

Location: Aldi, 10 London Road South, Poynton, SK12 1NJ

Proposal: The installation of new and replacement mechanical plant withing existing plant compound and the modification of a section of the existing fencing.

**RESOLVED:** Poynton Town Council have the following comments:

1. We note that this application will install new and replacement mechanical plant, comprising three air source heat pumps and refrigeration equipment, on the northwestern side of the Aldi supermarket. This is close to the houses on Abbey Close. This equipment can potentially run for 24 hours a day and will inevitably produce noise. This will be more noticeable at night, when background noise from traffic and other causes is lower.
2. The development must comply with Cheshire East Local Plan Policy SE12 (Pollution, Land Contamination and Land Instability). Policy SE12 includes “noise” in the list of pollution which unacceptably affects the natural and built environment or detrimentally affects amenity or causes harm.
3. Site Allocations and Development Policies Document (SADPD) Policy ENV15 (New development and existing uses) is also relevant. SADPD Paragraph 4.94 states:  
“... if a new noise-generating use is proposed close to existing noise sensitive uses, such as residential development or businesses, the onus is on the new use to make sure the building, or activity is designed to protect existing users or residents from the impacts.”
4. The applicant’s noise consultants estimate that the nearest house on Abbey Close is only 18 metres from the plant compound. Whilst the Noise Impact Assessment concludes that the noise from the plant will be less than the existing background noise, this depends on various assumptions. We note that the Assessment estimates that, while in daytime the plant will produce a noise 10 decibels less than the background noise, at night (11 pm to 7 am), the difference is only 1 decibel less.

5. Such noises are often more noticeable and disturbing at night, especially in warmer weather when windows are more likely to be open. Both heat pumps and refrigeration equipment can suddenly switch themselves on and off, and this can also be disturbing.
6. The Town Council urges that the applicant's Noise Impact Assessment be reviewed by a suitably qualified Environmental Health Officer to ensure that the proposed works will not result in disturbance for nearby residents, especially at night. Additional screening may be required to reduce noise levels outside the site.
7. Conditions should be imposed to require regular servicing and maintenance of heat pumps and refrigeration units. (NC)

Application: 26/0871/CLPUD

Location: Berwyn, 60 Coppice Road, Poynton, SK12 1SN

Proposal: Certificate of lawful development for proposed single storey extension, integral garage conversion and associated works.

**RESOLVED: No objection, providing the Planning Officer is satisfied that the application conforms with the requirements for Permitted Development and issuing a Certificate of Lawful Development. (NC)**

Application: 26/0961/HOUS

Location: 3 Wigwam Close, Poynton, SK12 1XF

Proposal: Proposed front garage extension to allow for various internal and external alterations including extended kitchen and re-modelled master bedroom suite etc, rendered dwelling front elevation, new rendered front boundary wall and piers with timber entrance flood gates and repositioned boundary fence

**RESOLVED: Poynton Town Council notes that, although the proposed external works may not appear extensive at first glance, this site is in a sensitive area for both environmental and flooding risks and the application raises several issues:**

1. Poynton Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:
  - Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design), SE 5 (Trees, Hedgerows and Woodland) and SE13 (Flood Risk and Water Management).
  - Poynton Neighbourhood Plan: EGB 1 (Surface Water management), HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
  - Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13

(Residential Standards), ENV6 (Trees, hedgerows and woodland) and ENV16 (Surface water management and flood risk).

2. The majority of the garden is covered by the Macclesfield Borough Council (Poynton with Worth – Wigwam Wood) Tree Preservation Order 1974. The foundations of the extended garage and new boundary wall may be close to the roots of protected trees and there is a risk of damage by contractor's plant and machinery. The applicants should be asked to supply an Arboriculture Report; this should be reviewed by Cheshire East's Trees Officer to ensure compliance with Local Plan Policy SE 5 (Trees, Hedgerows and Woodland) and SADPD Policy ENV6 (Trees, hedgerows and woodland).
3. Poynton Brook, a main river, flows close to the site. The Environment Agency Flood Risk service reports that this area is classed as "Medium Risk" for flooding from rivers, increasing to "High Risk" between 2036 to 2069. The applicants should be asked to supply a Flood Risk Assessment and Drainage Strategy; this should be reviewed by Cheshire East's Flood Risk Officer to ensure compliance with Cheshire East Local Plan Policy SE13 (Flood Risk and Water Management) and SADPD Policy ENV16 (Surface water management and flood risk). (NC)

Application: 26/0602/HOUS

Location: 18 Holly Road, Poynton, SK12 1PA

Proposal: Erection of single storey side extension

**RESOLVED: No Objection - but would suggest a condition that the side windows facing 16 Holly Road are glazed in obscured glass. (NC)**

249. The chair requested that, under SO19, an additional item be added to the agenda - To receive an Application for a Street Trading Consent - as a decision needs to be made before the next meeting of the Planning and Environment Committee.

**RESOLVED: that approval be granted under SO19 to add an additional item to the agenda - to consider an application for a Street Trading Consent - as a decision needs to be made before the next meeting of the Planning and Environment Committee. (NC)**

250. To receive an Application for a Street Trading Consent.

Cheshire East have received an application for a Street Trading Consent for an Ice Cream Van round in Poynton has been received. Members felt this did not raise any issues of concern.

**RESOLVED: That the Application for a Street Trading Consent is noted for a mobile Ice Cream round in Poynton. (NC)**

251. That the following communication messages should be published.

**RESOLVED: That the following communication messages should be published (NC)**

- **New Sunday/Bank Holiday 391 Bus service available from 5<sup>th</sup> April 2026.**
- **How and when to report a missed Bin collection on Cheshire East website.**
- **Strategic Impact Assessment on Lostock Hall Farm and that Poynton Town Council are writing to Cheshire East on this with robust comments.**

Meeting end time: 9.30pm

Chair .....

Dated.....