

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.00PM ON MONDAY 18<sup>TH</sup> MAY 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

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

273. 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.

274. Declarations of disclosable pecuniary or other interests

There were two declarations made.

Cllr J Saunders – PRE/0196/26. Lives close to the proposed site.

All Councillors - 26/1491/HOUS. Applicant is known to all the Councillors present and agreed the following declaration read by the Chair, Cllr L A Clarke:

“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 proposal, 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 the relevant information. I declare I know the applicant, but this has no bearing on my consideration of the application. I have not in any way committed myself as to how I, or others may vote when the proposal comes before the Committee. I have not prejudged the matter, and I have no pecuniary or other interest to declare to the committee.”

275. Questions from members of the public

There were members of the public in attendance to discuss the following issues;

- fencing around the Hazelfields development by Elan homes.
- the Planning Inspectorate appeal decisions for Moggie Lane, Wards End SK10 4NY.
- planning application: Application: 26/1491/HOUS, 86 Parklands Way, Poynton SK12 1AT.

**RESOLVED: Agenda item 16, Fencing erected at Hazelfields development, the appeal decision on a Planning application for Moggie Lane and planning application 26/1491/HOUS at 86 Parklands Way are moved up the agenda and discussed as the next items of business. (NC)**

276.To receive and consider the response from Elan Homes to a resident with regards to fencing around the contaminated area in Hazelfields development

A resident wished to discuss his disappointment with the type of fencing installed around the contaminated site and make the council aware that it has already been broken in places for people to gain access to the fenced off area.

**RESOLVED: Although the fencing that has been erected at Hazlefields was not the type stipulated in the planning consent, the Town Council cannot take any further action as it has already been referred to Cheshire East’s Planning Enforcement Office and Elan Homes. (NC)**

277.To receive a report on the following Cheshire East Planning application and to agree a response.

Application: 26/1491/HOUS  
Location: 86 Parklands Way, Poynton SK12 1AT  
Proposal: Single storey side extension

**RECOMMENDATION: Poynton Town Council has no objection in principle to the proposed alterations and conversion, but 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)**

278. To note the Planning Inspectorate’s appeal decision on the planning application for up to 6 dwellings on Land between Brooklyn and Broomfield, Moggie Lane, Wardsend SK10 4NY and to note the Planning Inspectorate’s appeal decision on the planning application for 3 residential dwellings at Moggie Lane Farm, Moggie Lane, Wardsend SK10 4NY.

Members of the Public were interested in the appeal decisions for the above applications. The Planning Inspectorate’s two reports were shared. It was noted that Appeal 6002554, 6 dwellings on land between Brooklyn and Broomfield, Moggie Lane was allowed and permission in principle was granted. Appeal 6002427, 3 dwellings at Moggie Lane Farm, Moggie Lane was dismissed. The new “grey belt” rule had been applied to the successful appeal, and it had benefitted from it not being a site which had flooded previously.

Councillors stated that Poynton Town Council had commissioned a “Green Belt” study to be proactive for possible future development and shared their disappointment in the appeal being allowed.

**RESOLVED: It was noted that Appeal 6002554, 6 dwellings on land between Brooklyn and Broomfield, Moggie Lane was allowed and permission in principle was granted. It was also noted that Appeal 6002427, 3 dwellings at Moggie Lane Farm, Moggie Lane was dismissed. (NC)**

279. Apologies for absence

Cllr M Beanland

280. To approve the minutes of the Planning & Environment Committee meeting on 20<sup>th</sup> April 2026.

**RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 20<sup>th</sup> April 2026, subject to an addition of Cllr S Lees as being in attendance, were approved. (NC)**

281. To receive and consider the action log for 2025-2026.

The Town Clerk gave an update on the items on the action log. She reported back that the planning enforcement referral on a property on Clumber Road had been declared as within permitted development.

The Heritage Team for Cheshire East wish to discuss Lostock Hall Farmhouse with the Town Council and a meeting will be scheduled.

**RESOLVED: That the action log for 2025-2026 is received. The Town Clerk will attend a meeting with the Cllr L A Clarke and the Cheshire East Heritage Team. (NC)**

282. To receive an update from Cheshire East ward Councillors on any Planning & Environment issues concerning Cheshire East Council that may impact on the Town Council.

All items are covered in later agenda items

283. To receive and consider the response from Royal Mail & Tim Roca MP regarding the disruption to postal deliveries in SK12 Poynton.

Responses have been received from Royal Mail and the office of Tim Roca MP following residents' complaints of disrupted letter deliveries from Royal Mail in Poynton. Royal Mail have apologised for the level of service and agree there is a local issue which they will try to resolve. Tim Roca MP has requested an urgent meeting with Royal Mail to hold them to account and push for improvements in Poynton's postal service.

**RESOLVED: That the Town Clerk will write to Tim Roca MP to find out the outcome of his planned meeting with Royal Mail regarding the disrupted letter deliveries of mail in Poynton. (NC)**

284.To receive and consider the advice from Shoemith's Solicitors regarding an Interim Housing Land Supply Statement.

It has become apparent that currently Cheshire East does not have a 5-year housing supply, it currently is at 3.8 (approx.) years. Cheshire East Council could issue an interim housing land supply statement. Other Councils have taken this precautionary step.

**RESOLVED: The Town Clerk to write to Cheshire East Council to ask them to consider producing an interim housing land supply statement. (NC)**

285.To receive and consider the email from ONH planning on the timeline for completing the Green/Grey belt study.

ONH are hoping to start work in early June with an interim report on the 29<sup>th</sup> of June and the final report on the 27<sup>th</sup> of July.

**RESOLVED: That the email from ONH planning on the proposed timeline of starting work in early June with an interim report on the 29<sup>th</sup> of June and the final report on the 27<sup>th</sup> of July is received. (NC)**

286.To note the action taken under S051:

- To write to Head of Waste at Cheshire East regarding why Poynton had been removed from the list of mobile recycling sites and urge reinstatement of Poynton as a mobile or permanent Household Waste & Recycling Centre.

**RESOLVED: That the S051 decision to write to Head of Waste at Cheshire East regarding the omission of Poynton from the list of HWRC sites on the Cheshire East website is noted. (NC)**

287.To receive and consider a letter from Cheshire East Information Rights Team regarding a Freedom of Information request regarding Household Waste Recycling Centre posted on Facebook by a resident.

A resident had shared on Facebook a response to their Freedom of Information request in relation to the closure of the HWRC at Poynton. Of the four questions asked, one referred to Cheshire East Council committee meetings, two answers were not available for disclosure and one answer was that the information is not recorded.

**RESOLVED: That the letter from Cheshire East Information Rights Team regarding a Freedom of Information request regarding Household Waste Recycling Centre posted on Facebook by a resident is received. (NC)**

288.To receive and consider the response from Cheshire East Highways regarding the ownership of A523 Poynton Bypass.

Members discussed the response from Cheshire East Highways regarding the ownership of A523 Poynton Bypass, as a recent pre-planning consultation had included a map including part of the road within a proposed development site. Cheshire Highways noted that the highway is not part of the adjacent land holdings owned by the proposed developer and in their opinion the plans submitted are inaccurate and have the potential to be misleading.

**RESOLVED: The Clerk should contact the planning department at Cheshire East re the proposed development on land north of the Adlington Industrial Estate (formerly part of Woodford Aerodrome) and forward Cheshire East Highways' response on the ownership of A523 Poynton bypass and highlight that the submitted plans are inaccurate for the development as it shows they own part of the Highway. (NC)**

289.To receive and consider the first draft of the map showing all building threats in Poynton and surrounding Cheshire East/Stockport border.

Members discussed the map and modifications they would like to see made to the graphic for maximum clarity and impact.

**RESOLVED: The Clerk will arrange for the changes to the map to be made showing building threats in Poynton and surrounding Cheshire East/Stockport border and circulate to the Chair and Vice Chair for their approval. After approval it will be shared on social media. (NC)**

290.To note that Lovell Strategic Land are undertaking a public consultation at the Civic Hall on 27<sup>th</sup> & 28<sup>th</sup> May regarding planning application at Lostock Hall Farm.

Members discussed the public consultation and the importance of attending the meeting to ask questions and to publicise it to ensure that residents are aware and attend.

**RESOLVED: That it is noted that Lovell Strategic Land are undertaking a public consultation at the Civic Hall on 27<sup>th</sup> & 28<sup>th</sup> May regarding a large planning application at Lostock Hall Farm and all available Councillors are encouraged to attend. (NC)**

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

Application: 26/1470/VOC

Location: Land off Hazelbadge Road, Poynton SK12 1HE

Proposal: Variation of condition 2 – approved plans on application 21/2976M

The Clerk explained that she is currently attempting to arrange a site visit with Highways, the Developer and the Headteacher of Lower Park School to discuss safety concerns in

relating to the proposed plans for the highway layout and suggested that a holding response is sent to Cheshire East Council explaining the situation.

**RESOLVED: That the Clerk writes to Cheshire East Council explaining that a site visit to address safety concerns relating to the new plans is currently being arranged. A response to the planning application can if necessary be approved under SO51. (NC)**

Application: 26/0954/HOUS

Location: 49 Oakfield Road, Poynton SK12 1AS

Proposal: Single storey wrap around extension, changes to external materials and changes to driveway and dropped kerb.

**RECOMMENDATION: No objection (NC)**

Application: 26/1336/HOUS

Location: 45 Clifford Road, Poynton SK12 1HY

Proposal: Proposed internal alterations and conversion of existing attached garage into additional living space along with raising of the flat roof.

**RECOMMENDATION: Poynton Town Council has no objection in principle to the proposed alterations and conversion, but 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: 26/1280/VOC

Location: 303 Park Lane, Poynton, SK12 1RJ

Proposal: Variation of condition 2 (Plans) on approval 25/1779/HOUS – Erection of part single storey and part double storey rear extension, erection of front porch extension, erection of detached double garage and associated boundary and landscaping works.

**RECOMMENDATION: Poynton Town Council has no objection to the revised plans but would urge that a planning condition be imposed requiring that the new garage and garden store shall be used only as for domestic purposes incidental to 303 Park Lane, Poynton. (NC)**

Application: 26/1339/HOUS

Location: 6 Woodford View, Woodford Road, Poynton SK12 1ED

Proposal: Single story rear extension

**RECOMMENDATION: Poynton Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties, especially 5 Woodford View, 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).**
- **As the site is in the Green Belt and outside the Poynton settlement boundary, SADPD Policy RUR11 (Extensions and alterations to buildings outside of settlement boundaries) may also apply.**

**The detailed roof plans show that the proposed extension will have a roof lantern, but this does not appear to be shown on the proposed elevations.**

**The plans show a “new log burner” in the proposed extension. The Cheshire East Environmental Health officer should review the proposed log burner and flue to ensure there is no detrimental effect on air quality. (NC)**

Application: 26/1194/HOUS

Location: 46 Chester Road, Poynton, SK12 1HA

Proposal: Single storey side and rear extension

**RECOMMENDATION: 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)**
- **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).**

**The east facing side window in the proposed extension should be glazed in obscured glass. (NC)**

Application: 26/1116/FUL

Location: Poynton Working Men’s Club, Park Lane, Poynton SK12 1RG

Proposal: Demolition of old bowling green pavilion and remove to the appropriate district waste disposal. New bowling green pavilion to be moved 1.32mtrs to the south which will need existing surface water & combined waste drain moving to facilitate the new pavilion position. Lay new concrete 75mm base. New bowling green pavilion pressure treated preformed timber frame building fully insulated clad with composite shiplap cladding vertical installed colour to be Maple which will have 1sq metre bigger footprint. The front of the pavilion is to have UPVC French doors & four number windows 2no with top openings all to have 28mm toughened safety glass colour to be anthracite. There is no change of use.

**RECOMMENDATION: Poynton Town Council has no objection in principle to the proposed alterations and conversion, but urges the Planning Officer to visit the site and ensure the proposed new pavilion is not unneighbourly to nearby properties and comply with relevant planning policies, including:**

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development), SE1 (Design) and SC 2 (Indoor and Outdoor Sports Facilities)
- Poynton Neighbourhood Plan: HEWL4 – Sports and Social Activities for All
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU12 (Amenity) and REC 5 (Community Facilities). (NC)

Application: 26/1498/HOUS

Location: 26 Anglesey drive, Poynton SK12 1BU

Proposal: Single storey flat roof to front entrance

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

Application: 26/1185/HOUS

Location: 10 Lostock Hall Road

Proposal: Proposed first floor extension to rear of the property and formation of proposed first floor terrace to rear of property

**RECOMMENDATION: Poynton Town Council notes that the proposed first-floor extension overshadows neighbouring properties and their gardens, especially 8 and 12 Lostock Hall Road and 91 Chester Road, causing a loss of light and shading. The proposed first-floor roof terrace and balcony also raise issues of loss of privacy and overlooking.**

**The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions, roof terrace and balcony 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).

**Loss of privacy - The position of the proposed first-floor “roof patio” or balcony, in relation to adjoining residential properties and their gardens, could result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.**

**While the revised plans show a “glazed privacy screen”, this is only 1.7 metres or 5.58 feet high, and many people could see over this. Such a screen should be at least 6 feet high. Also, the screen is only to the side elevation, with a lower parapet facing the rear garden. (NC)**

Application: 26/1327/HOUS

Location: 2 Lakeside Drive, Poynton SK12 1BR

Proposal: Conversion of garage to habitable rooms, side extension at first floor over former garage to create bedroom, single storey extension to rear to create kitchen/living/utility rooms, new pitched roof to porch and former garage.

**RECOMMENDATION: Poynton Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties,**

especially 28 and 30 South Park Drive and 4 Lakeside Drive, and comply with all 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: 26/1101/FUL

Location: Price Poultry Farm, 1 the Gables, Green Lane, Poynton SK12 1TJ

Proposal: Demolition of existing buildings and construction of holiday let buildings

**RESOLVED: To defer this application to the next meeting as new plans had been received. (NC)**

Application: 26/1423/CLUP

Location: 33 Parklands Way, Poynton, SK12 1AL

Proposal: Certificate of lawful development for a proposed single storey side extension and loft conversion.

**RECOMMENDATION: Poynton Town Council have concerns regarding the scale of the proposed side and roof extensions, especially the proposed roof dormers and the possible impact on neighbouring properties. If this were a conventional planning application, we would have urged the Planning Officer to verify compliance with the following planning policies:**

- 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).

Application: PRE/0196/26

Location: Middlewood Stables, Lyme Road, Poynton SK12 1TH

Proposal: The demolishment of existing stable buildings and the erection of seven residential dwellings.

**RECOMMENDATION: the response to be sent to Cheshire East on Preliminary Application:**

**It is difficult for the Town Council to comment in the absence of any plans or other information. However, a planning application, 25/2023/PIP, at Middlewood Stables, Lyme Road, Poynton, SK12 1TH, was refused last year for “Permission in principle for the redevelopment of stables complex for up to 6 two-storey residential dwellings and associated outbuildings, garaging and stabling.”**

**Assuming this relates to the same site, Poynton Town Council urges that this application be rejected for the same reasons as 25/2023/PIP:**

**“The proposed development would result in inappropriate development in the Green Belt. The proposed development would not represent limited infilling or the partial or complete redevelopment of previously developed land, which would not cause substantial harm to the openness of the Green Belt. In addition, it would not meet any of the other exceptions to inappropriate development in the Green Belt. There are no material considerations that would outweigh the harm to the Green Belt. The principle of the development is therefore not acceptable, and it is considered the proposals would not represent sustainable development. The proposals are considered contrary to Policies MP1 (Presumption in Favour of Sustainable Development), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles) and PG3 (Green Belt) of the Cheshire East Local Plan Strategy, and the National Planning Policy Framework, with particular references to Paragraphs 154, 155 and 175.”**

**The Town Council would also add the following concerns:**

- 1. The site is in the Green Belt**
- 2. The site is not part of the Grey Belt.**
- 3. The site is in the Peak Fringe Local Landscape Designation Area**
- 4. The application site is located within the Macclesfield Canal Conservation Area, so Footnote 7 of the NPPF applies, confirming the site is not part of the Grey Belt.**
- 5. The existing planning consent 24/4179/FUL includes a condition that the occupation of the dwelling hereby approved shall be limited to the owner or manager of the business at the site.**
- 6. The fields associated with the site are often muddy with standing water. It is not clear how surface water or foul sewage will be safely disposed of – Local Plan policy SE13 applies.**
- 7. Flood Risk - Poynton was subject to severe flooding in 2016 and 2019.**
- 8. Access and Road Safety – the site has a poor junction onto Lyme Road**
- 9. Coal Mining - the site is adjacent to the former Nelson Pit coal mine and there may be a risk of shallow coal mine workings, contrary to Local Plan policy SE12.**
- 10. Utilities – these are under strain in Higher Poynton, with frequent electricity cuts and problems with sewage and drainage.**

Application: PRE/0154/26

Location: Street Record Middlewood Road, Poynton SK12

Proposal: Proposed development comprises a mix of 2, 3 and 4 bedroom houses. There is a total of 60 houses in total.

**RECOMMENDATION: the response to be sent to Cheshire East on Preliminary Application:**

**It is difficult for the Town Council to make detailed comments in the absence of any plans or other information. We have the following general concerns:**

- 1. Assuming the site is in the Green Belt, it is likely that any development would result in inappropriate development in the Green Belt.**

2. Any proposed development would probably not represent limited infilling or the partial or complete redevelopment of previously developed land, and there could be substantial harm to the openness of the Green Belt.
3. In addition, the plans may not meet any of the other exceptions to inappropriate development in the Green Belt and lack material considerations that would outweigh the harm to the Green Belt.
4. In these circumstances, the proposals would not represent sustainable development. The proposals would be contrary to Policies MP1 (Presumption in Favour of Sustainable Development), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles) and PG3 (Green Belt) of the Cheshire East Local Plan Strategy, and the National Planning Policy Framework, with particular references to Paragraphs 154, 155 and 175.
5. Flood Risk - Poynton was subject to severe flooding in 2016 and 2019. Many fields along Middlewood Road are often muddy with standing water. It is unclear how surface water or foul sewage will be safely disposed of, as per Local Plan policy SE13.
6. Access and Road Safety – Middlewood Road is narrow with many bends and hidden dips. It is wholly unsuitable for access to a large housing estate.
7. Coal Mining - the Middlewood Road area is close to several former coal mines and there may be a risk of shallow coal mine workings, contrary to Local Plan policy SE12.
8. Utilities – these are under strain in Higher Poynton, with frequent electricity cuts and problems with sewage and drainage.

Application: 26/1379/CLPUD

Location: 68 London Road North, Poynton, SK12 1BY

Proposal: Certificate of proposed lawful development for a single storey rear extension

**RECOMMENDATION: Poynton Town Council have no objection to this application, providing the Planning Officer is satisfied that it complies with the rules for granting a Certificate of proposed lawful development.**

Application: 26/1154/DSC (Discharge of conditions)

Location: 288 Park Lane, Poynton, SK12 1RQ

Proposal: Discharge of Conditions 08 (surface water drainage scheme), 10 (Ecological Enhancement Plan) and 11 (Electric Vehicle Infrastructure plan) on approval

20/2252M: Outline application for construction of detached single-storey bungalow

**RECOMMENDATION: Poynton Town Council notes that the applicant has submitted information to discharge three conditions of application 20/2252M: Conditions 08 (surface water drainage scheme), 10 (Ecological Enhancement Plan) and 11 (Electric Vehicle Infrastructure plan).**

1. We would expect all three submissions to be reviewed and appraised by Cheshire East's specialist staff. However, the Town Council is concerned that the

applicant's detailed plans for addressing Condition 8, surface water drainage, have merited only a "no comment" response from the LLFA Flood Risk team.

2. A major concern highlighted by both the Town Council and local residents regarding application 20/2252M was the risk of surface water draining from the site into the adjacent watercourse (known as the Park Lane stream), which flooded in 2016 and 2019 (see the s19 reports on the Cheshire East website). In these circumstances, we would expect the LLFA to perform a rigorous analysis of the applicant's plans.
3. The Town Council requests that the matter is referred back to the LLFA with a request for a detailed response to the applicant's submissions and confirmation that the risk of flooding has been addressed fully.

20. Communication Messages

**RESOLVED: That the following Communication messages were agreed :**

- Disrupted service of letter delivery in Poynton and Tim Roca MP meeting with Royal Mail.
- "Threat to Poynton" map for potential new builds once agreed.
- Have Your Say - Lostock Hall Farm Planning application meeting
- Have Your Say - Poultry Farm Application
- HWRC service for Poynton, PTC investigating.

Meeting End Time : 20.00

Signature .....

Date .....