

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 29th JUN 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, P Oakes, L Podmore, J Saunders, T Swatridge.

Officers in attendance: Kate McDowell (Deputy Town Clerk) and Sally Shaw (Admin Officer)

18. To note if anyone attending, or present, at the meeting is making, or intends to make, an audio recording or film of the 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.

19. Questions from members of the public.

There was a member of the public in attendance to discuss the following issue;
A resident wished to find out why no one had visited her at her home with a response to her prior complaint about lack of assistance for mobility impaired people at train stations. At the previous week's meeting, the resident had been advised that it was believed that assistance was available if needed but it needed to be requested in advance of travel . She was advised to speak to staff at the local railway station for exact details on how to arrange as it was not a matter for the Town Council. Councillors did confirm that the Police were going to visit her on another matter she had raised regarding ASB near her home and the Deputy Clerk would chase this up.

RESOLVED: The resident was advised to speak to railway station staff to explain the correct procedure for booking assisted travel when travelling by train and the Deputy Town Clerk will follow up with Cheshire Police with regards to them contact her about her repots of ASB near her home. (NC)

20. Apologies for absence.

Cllr S. Lees.

21. Declarations of disclosable pecuniary or other interests.

There was one declaration made and the Councillor will leave the room when the item is discussed.

Cllr L A Clarke – 26/1992/PRIOR_1A - a relative lives close to the property.

22. To approve the minutes of the Planning & Environment Committee meeting on 1st June 2026.

RESOLVED : That the minutes of the Planning & Environment Committee meeting held on the 1st June 2026 were approved. (NC)

23. To receive and consider the action log for 2026-2027.

The Deputy Clerk gave updates on

- (a) 20/5724M at Sprink Farm off Dickens Lane – this application has been withdrawn.
- (b) S106 contributions and Poynton High School – to be followed up
- (c) Deputy Mayor Cllr P. Oakes' meeting with Tim Roca MP has been rescheduled for September 2026.

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

24. To receive and consider the actions following the pre meeting with ONH on the green/grey belt study.

A meeting took place earlier in the evening with ONH to discuss the possibility of a green/grey belt study. Planning issues were discussed and there were no further actions at this time.

RESOLVED: The meeting was noted and there are no further actions at this time. (NC)

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

RESOLVED: There were no relevant updates at this meeting (NC)

26. To receive and consider a report from the Clerk on the Hazelbadge Road improvements 26/1470/VOC.

On the 11th June the Clerk, Cllr Mike Sewart and representatives from Cheshire East Council and Elan Homes met to discuss the proposed highways improvements to Hazelbadge Road. A planning application is currently lodged to change the surface of the road from the original block paving to tarmac. The school is concerned that the change of surface may have safety implications as the road surface will no longer provide a visual sign that cars are entering an area where a school is located.

RESOLVED:

1- That the Town Council responds to the current planning application 26/1470/VOV and states that whilst it might appear that the change of surface is a minor variation.

In reality it has a safety implication for the safety of the children at the school and should be investigated fully.

2- If the Planning Officer is minded to approve the planning application, it should be ensured that the works, in particular, the safety features including the crossing points and barriers should be installed in accordance with the plans.

3- That S106 money that has been received for TRO's is used to fully implement the 20mph speed limit, short stay parking bays and yellow lines so they can be enforced as required. (NC)

27. To receive and consider a report from the Clerk on Poynton Pool.

After two further meetings, including a site visit with Cheshire East, Friends of Poynton Pool and reservoir engineers have agreed a preferred way forward, which will involve minor building works to regulate the crest along the length of the embankment and to avoid as many trees as possible, particularly mature specimens. Final drawings and a technical meeting is scheduled for August.

RESOLVED: The update report on Poynton Pool with a new preferred way forward minimising building work and loss of numerous trees was received. (NC)

28. To receive and consider a report from the Clerk on Tree Protection Orders (TPOs) for the Inclines.

The report is still outstanding so the Deputy Clerk advised it should be moved to the next meeting of the Planning and Environment Committee.

RESOLVED: That the report from the Clerk on Tree Protection Orders (TPOs) on the Inclines be added to the next meeting of the Planning and Environment Committee. (NC)

29. To receive and consider a report from the Clerk on the meeting with the Cheshire East Heritage Team regarding Lostock Hall Farm.

Members discussed the report following the meeting with a Heritage Officer at Cheshire East Council, to discuss the condition of Lostock Hall Farmhouse, a Grade 2 listed building in Poynton. The Farmhouse is in poor condition and fire damaged. The Heritage Officer confirmed it is in a dilapidated state, and it had not been possible for her to gain entry to assess further. She proposed to refer the property to Historic England to reviews its status,

RESOLVED: That the report on the meeting with the Heritage Officer regarding the condition of Lostock Hall farm is received and that the Clerk requests that the Chair is invited to attend the meetings with Historic England (NC)

30. To receive and consider a report from the Chair on the meeting between Town & Parish Councils, Lord Deben and representatives from Belport regarding Adlington Estate.

A meeting was held between Town & Parish Councils, Lord Deben and representatives from Belport regarding the Adlington Estate. Belport outlined that they are still hopeful for a new Town at Adlington. They have also made a submission through the recent Cheshire East Council call for sites, but at this stage have not disclosed publicly any more details which they were asked for.

RESOLVED: That the report from the meeting between Town & Parish Councils, Lord Deben and representatives from Belport regarding Adlington Estate and Belport's continuing plans for a new Town at Adlington is received. (NC)

31. To receive and consider the Cheshire East consultation on social housing allocations and agree a response if required.

This consultation is welcomed as there have been numerous residents' complaints to Councillors about new social housing not being offered as a priority to local people in need. It is felt that some new families are now occupying properties within Poynton who may not have a prior connection to the Town and have moved from outside of Cheshire East.

RESOLVED: That the Cheshire East consultation on social housing allocations is received and the Deputy Clerk responds to the consultation suggesting amendments to the wording at section 7 to prioritise/ensure/firm up local connections and to try to properly define the catchment area due to Cheshire East. (NC).

32. To receive and consider the response from Cheshire East policy team on potentially preparing an Interim Housing policy statement.

Councillors were disappointed to note that Cheshire East Council have confirmed they do not intend to prepare an Interim Housing Policy Statement. The advice from Poynton Town Council's Solicitor is that Cheshire East preparing a statement would be a positive action.

RESOLVED: The response from Cheshire East policy team confirming that they do not intend to prepare an Interim Housing policy statement is noted. The Clerk to obtain a quote from the Poynton Town Council Solicitor for further advice on this matter including costs for possibly producing one independently. (NC)

33. To note the response from Tim Roca MP on waste disposal at Nelsons Pit, Macclesfield canal.

RESOLVED: The response from Tim Roca MP on waste disposal at Nelsons Pit, by the Macclesfield canal is noted. The Deputy Clerk to check with Cllr Whitaker to establish if Cheshire East Council have been approached to assist with waste disposal for the boaters. (NC)

34. To receive and consider the response from Tim Roca MP on the planning threats to Poynton map.

Tim Roca MP has responded to the copy of the planning threats to Poynton map, which was recently shared with him with a request for his support in minimising the threats. He shared a copy of a letter he and three other Cheshire MPs have sent to Matthew Pennycook, Minister of State for Housing and Planning asking for Councils to be allowed a short grace period under the revised planning targets.

RESOLVED: Deputy Clerk to draft a response to Tim Roca MP to thank him for his correspondence and to respond to the points raised and to request sight of the reply to the letter he and three other Cheshire MPs sent to Matthew Pennycook, Minister of State for Housing and Planning asking for councils to be allowed a short grace period under the revised planning targets.

The draft should be approved by the Chair before it is sent. (NC)

35. To receive and consider the Cheshire East announcement of its new local plan.

RESOLVED: That the work to formally begin on Cheshire East new local plan is noted. (NC)

36. To receive a copy of the Estate agent's property details on the former Vernon Infants School

Councillors were disappointed to note how the land has been parcelled for sale and that it does not include the rear green space.

Some years ago, when Poynton did its Neighbourhood Plan, residents were consulted on how the site should be developed. They were in favour of an option to build 22 units with access off George's Road West with the rest of the space being maintained as a green space. Residents were keen to avoid any increase in traffic on an already busy road which is the main route for primary aged school children walking to school. Councillors are keen to understand the decision to just sell the school site which will force traffic out onto Clumber Road rather than out of the back of the site and why Cheshire East have not consulted the Town Council on the plans before marketing the site for sale.

RESOLVED:

That the Estate Agent's property details for the former Vernon Infant School site is received. That the Deputy Clerk contacts Councillor Mick Warren, Cabinet member at Cheshire East Council to request a meeting to express the following: disappointment that the proposed site has been marketed without any consultation with Town Council and without any regard to the Poynton Neighbourhood Plan that was developed between Poynton Town Council and Cheshire East Council. Further to understand what is planned for the remainder of the site that is being retained. (NC)

37. To note the decisions taken under SO51 by this Committee:

- a) To respond to the feedback request form from Bidwell's on their plans to build 500 new homes at Lostock Hall Farm, Poynton.

RESOLVED: To note that a response for feedback from Bidwell's on their plans to build 500 new homes at Lostock Hall Farm, Poynton has been submitted. (NC)

38. To receive and consider the Appeal Decision 6004151 from the Planning Inspectorate on The Dingle, Moggie Lane, Adlington SK10 4NY.

Councillors are pleased that their earlier objections have been upheld by the Inspector.

RESOLVED: To receive the appeal decision 6004151 from the Planning Inspectorate on The Dingle, Moggie Lane, Adlington which is dismissal. (NC)

39. To consider whether to request that Peaks and Plains should be asked to clear vegetation from around Park Lane stream .

Councillors have recently been informed of very overgrown vegetation around the Park Lane stream which is from land owned by Peaks and Plains (P&P) near the Long Row. The edges of the stream are not visible, and a child had recently fallen in after not realising it was a stream edge. Residents advised that they have spoken to some of the P&P landscaping contractors who had stated it is now too overgrown to cut back. In 2019 this area flooded which would be a risk with excessive vegetation.

RESOLVED: The Operations Manager to write to Peaks and Plains to ask them to clear vegetation around the Park Lane stream due to an increased Flood risk and public safety. (NC)

40. To consider the premises license application for The Bulls Head, London Road North, Poynton SK12 1AG

This pub has recently been bought by a new owner and some redevelopment work to improve it is planned. A premises license application for the provision of recorded music and table sale of alcohol has been submitted.

RESOLVED: The Premises license application for The Bulls Head, London Road North, Poynton, SK12 1AG is noted. (NC)

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

Planning applications received for consideration:

Application: 25/0052/FUL

Location: 61A London Road, Poynton SK12 1LA

Proposal: Retrospective planning application for the installation of a covered pergola terrace on the first-floor outdoor area and covered front terrace to the business premises at Cielo Italiano in Poynton.

RECOMMENDATION: Poynton Town Council have reviewed the revised plans. We note that many of the first-floor windows are now described on the plans as comprising “Obscure Glazing”.

1. It is not clear if the current application also includes the ground-floor extension built at the front of the property, facing London Road South. This appears not to be shown on the “existing” plans.
2. The main issue regarding the first-floor rear extension remains the loss of privacy for neighbours. The site borders residential properties on Pickwick Road and is close to houses on London Road South. The Planning Officer should visit the site and review the plans to ensure that the proposed “Obscure Glass” is sufficient to prevent overlooking and protect the privacy of the neighbours.
3. We note that Cheshire East refused planning permission for a rear extension at a nearby residential property, 73 London Road South (see application 23/4761M) because of the negative impact on nearby houses.
4. The Planning Officer should ensure that these plans conform with relevant planning policies, including;
 - Poynton Neighbourhood Plan: Policy TCB 2: Property Uses in the Town Centre
 - Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)
 - Cheshire East SADPD policies HOU12 (Amenity) and RET5 (Restaurants, cafés, pubs and hot food takeaways) (NC)

Application: 26/2036/VOC

Location: qc65 First Avenue, Poynton SK12 1ND

Proposal: Variation of condition 1 – approved plans on application 25/3557/FUL.

RECOMMENDATION: Poynton Town Council has commented as, although the site is in Adlington parish, it borders Poynton. Having reviewed the proposed new boundary fence, the Town Council has No Objection. (NC)

Application: 26/1119/HOUS

Location: 85 Chester Road, Poynton SK12 1HG

Proposal: Demolish garage, conservatory and the front porch. Construct a part single, part two storey side and rear extension with front elevation canopy over the front door. Remove the existing concrete raised patio and construct a timber raised patio.

RECOMMENDATION: Poynton Town Council notes that the proposed two-storey side extension will increase the height of the eastern side of the house from one to two

storeys. This may cause some loss of light and privacy to 83 Chester Road. We note that objections have been received from both 83 and 87 Chester 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: 26/2225/HOUS

Location: 2 Park Avenue, Poynton SK12 1QY

Proposal: Demolish garage, car port, rear bay and construction of two storey side extension, single storey rear extension and alterations.

RECOMMENDATION: Poynton Town Council note 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 to the neighbouring properties, especially 22 London Road North.

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: 26/2234/HOUS

Location: 10 Haseley Close, Poynton SK12 1PJ

Proposal: Two storey side extension.

RECOMMENDATION: Poynton Town Council have no objection in principle, providing the Planning Officer is satisfied that 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: 26/2020/HOUS

Location: 12 Newcome Drive, Poynton SK12 1GG

Proposal: Loft conversion with 2 no cottage dormers to the front and 1 NO gable window 3 No rear facing rooflights.

RECOMMENDATION: Poynton Town Council have the following comments:

- 1. The proposed loft conversion and new dormer and Velux type windows must increase overlooking of nearby houses and their gardens and may result in a loss of privacy.**
- 2. The Town Council urges the Planning Officer to visit the site and ensure the proposed loft conversion and new dormers 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. Cheshire East SADPD policy HOU13 (Residential Standards) includes Table 8.2 on 'Standards for space between buildings' which is viewed as a minimum where it impacts on existing property. Table 8.2 prescribes a minimum separation between habitable rooms for 1 to 2 storeys of 18 metres "front to front" and 21 metres "back-to-back". For a 3-storey building, this limit is increased to 20 metres "front to front" and 24 metres "back-to-back". The Planning Officer should ensure that the separation to neighbouring houses satisfies this requirement.**
- 4. It is not clear from the plans how the roof trusses will be replaced while maintaining the structural integrity of the roof. The Planning Officer should consider requesting a consulting engineer's report with detailed plans of the work required. (NC)**

Application: 26/2011/CLPUD

Location: 13 Alder Avenue, Poynton SK12 1PY

Proposal: Lawful development certificate for proposed single storey side extension and loft conversion.

RECOMMENDATION: Poynton Town Council have the following comments:

The proposed loft conversion and new dormer must increase overlooking of nearby houses, and their gardens may result in a loss of privacy. 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).

The Planning Officer should ensure that the application complies with the requirements of the lawful development scheme, in particular the dimensions of the proposed dormer. (NC)

Application: 26/1974/HOUS

Location: 62 Tulworth Road, Poynton SK12 1BL

Proposal: Proposed first floor side extension.

RECOMMENDATION: Poynton Town Council notes that the proposed two-storey side extension will increase the height of the southern side of the house from one to two storeys. This may cause some loss of light to 60 Tulworth Road. We also note that the width of the gap to the side boundary appears to be less than the 1 metre recommended by SADPD policy HOU 13 and Poynton Neighbourhood Plan policy HOU14.

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).

A condition should be imposed requiring that the side windows are glazed in obscured glass. (NC)

Application: 26/2001/CLPUD

Location: 5 Deva Close, Poynton, SK12 1HH

Proposal: Lawful development certificate for proposed single storey rear extension.

RECOMMENDATION: Poynton Town Council has no objection in principle, providing the Planning Officer is satisfied that the application complies with the requirements of the Lawful Development Scheme and the GPDO (General Permitted Development Order). (NC)

Application: 26/2017/CLPUD

Location: Beechwood, London Road, Poynton SK12 1BZ

Proposal: Certificate of lawful development for the proposed siting of a mobile home for incidental use to the main dwelling house. The existing mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, as amended October 2006.

RECOMMENDATION: Poynton Town Council urges the Planning Officer to review this application with particular care, as it is sited in a highly vulnerable part of the Green Belt, close to the boundary with Stockport MBC. Land a short distance to the north is being proposed in the draft Stockport Local Plan to be rezoned for housing development.

1. Openness is a defining feature of the Green Belt, and the siting of a mobile home on what is currently open land must negatively impact this. The proposed development may be contrary to Cheshire East Local Plan policy PG3. No evidence has been provided of any very special circumstances to permit development in the Green Belt, and the proposed mobile home does not appear to comply with the exceptions listed in Local Plan Policy PG3 paragraph 4.
2. The proposed development also appears to be contrary to Policy PG6 (Open Countryside) – no evidence has been provided that it is “essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area.”
3. SADPD Policy RUR11 (Extensions and alterations to buildings outside of settlement boundaries) covers extensions and alterations to existing buildings (including the construction of ancillary outbuildings or structures) in the open countryside and Green Belt. This proposal is out of character with the existing building and may harm the rural character of the countryside by virtue of prominence, excessive scale, bulk or visual intrusion. The site is not within a village infill boundary.
4. Should the application be allowed, a planning condition should be imposed requiring that the “ancillary accommodation” mobile home shall be used only as for domestic purposes incidental to Beechwood, London Road North, Poynton.
5. The Beechwood site includes a number of protected trees, but the applicant has to date not supplied a Tree Protection Plan, Tree Survey or Arboricultural Impact Assessment. Such an assessment should include shading diagrams and daylight / sunlight assessments to prevent any future tree removal requests. Even if the site of the proposed mobile home is outside the TPO, accessing the site to install the structure and connect to utilities may endanger the protected trees.

6. Policy ENV6 of the SADPD states that development proposals should seek to retain and protect trees, woodlands and hedgerows. Furthermore, development proposals must be informed and supported by an arboriculture impact assessment.
7. The Cheshire East Trees Officer should review the impact of the proposed development and ensure the protection of an important group of trees which provide a vital part of the environment of Poynton and are also an important haven for birds, insects and other wildlife.
8. The application may also be contrary to other planning policies, including:
 - Cheshire East Local Plan policies SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design).
 - Poynton Neighbourhood Plan policies HOU7 (Environmental Considerations), HOU8 (Density and Site Coverage) and HOU11 (Design)
 - Cheshire East Site Allocations and Development Policies Document (SADPD) policies ENV6 (Trees, hedgerows and woodland implementation), HOU 11 (Extensions and alterations – including ancillary outbuildings), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)

Application: 26/1883/HOUS

Location: 1 Larch Close, Poynton SK12 1QF

Proposal: Adding a single storey extension to the front/side of the property. Re-site the front door from side to front of the property.

RECOMMENDATION: No objection but we strongly suggest the Planning Officer contacts Electricity Northwest regarding the close proximity to the Electricity sub station. (NC)

Cllr L.A Clarke left the meeting.

42. As the Chair left the meeting, the vice chair took over the meeting

RESOLVED: As vice chair Cllr L. Podmore took over as temporary Chair to discuss the next item of business only (NC)

Application: 26/1992/PRIOR-1A

Location: 45 Oak Grove, Poynton SK12 1AD

Proposal: Prior approval for proposed single storey rear extension. Extending 4m from the original rear wall, with a maximum height and eaves height of 3m.

RECOMMENDATIONS: Poynton Town Council have no objection in principle, providing the Planning Officer is satisfied that the proposed works fall within the requirements of the prior approval process. The Town Council would also like to draw to the Planners attention that the Porch does not appear to have been included in the application, and the demolition of the chimney appears to be shared with the adjacent property, and the planners should confirm whether the neighbour has been consulted and given permission for this. (NC)

Cllr L.A Clarke returned to the meeting and resumed the role of Chair.

Application: 26/1832/FUL

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

Proposal: Erection of a traditional oak-framed timber 2 car garage, ancillary to Capstan House, on adjacent woodland site, previously occupied by a coal mine and now colonised woodland. The garage will also store tools for the maintenance of the woodland.

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

- 1. The Capstan House (and the neighbouring Old Pump House) are one of the few remaining structures from Poynton's coalmining history, and the Town Council are keen that it be preserved, and the setting not changed significantly. The Capstan House should be recognised as a non-listed heritage asset. The materials and design of the new garage should respect the existing building and not introduce a discordant feature.**
- 2. The Highways Officer should be asked to review the access to the garage from Middlewood Road. This is a busy road, and traffic should be able to turn round within the site and exit without reversing onto Middlewood Road.**
- 3. The site borders an area of protected woodland. Policy ENV6 of the SADPD states that development proposals should seek to retain and protect trees, woodlands and hedgerows. Furthermore, development proposals must be informed and supported by an arboriculture impact assessment. The site is an important haven for birds, insects and other wildlife.**
- 4. To date, no arboriculture report has been posted online. The applicant should be asked to supply such a report for the Trees Officer to review, so ensuring there will be no risk to the protected trees.**
- 5. The site is close to a stream which flooded in 2016 and 2019. The advice of the Council's Flood Risk Officer should be obtained as to the suitability of the site for residential use. The stream flows under this site in a culvert and any impact by the proposed development on the culvert should be fully considered as it flooded in 2019. (NC)**

Application: 26/1677/CLPUD

Location: 261 Coppice Road, Poynton SK12 1SP

Proposal: Lawful development certificate for proposed ground floor side extension, ground floor rear extension and loft extension.

Recommendation: Poynton Town Council notes that the proposed loft extension and dormer window must increase overlooking of nearby houses and their gardens and may result in a loss of privacy.

A further issue is the new side extension will further reduce the gap to the site boundary with 263 Coppice Road. Both Poynton Neighbourhood Plan and SADPD Policy HOU12 state that the gap between houses should normally not be less than 1 metre. Outdoor access should be maintained to rear gardens.

The Town Council urges the Planning Officer to visit the site and ensure the proposed loft conversion and new dormers 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), HOU13 (Residential Standards) and RUR11 (Extensions and alterations to buildings outside of settlement boundaries)**

The site is in the Green Belt and may be subject to SADPD Policy RUR11 (Extensions and alterations to buildings outside of settlement boundaries). The Planning Officer should ensure that the proposed extensions do not exceed the limits imposed by this policy. (NC)

Application: 26/2062/HOUS

Location: Overdale, Woodford Road, Poynton SK12 1ED

Proposal: Construction of extensions and alterations to access and driveway

Recommendation: Poynton Town Council have No Objection to the planned extensions but would urge that the proposed new access onto Woodford Road be reviewed by the Highways Officer. This is a busy road, and traffic should be able to turn round within the site and exit without reversing onto Woodford Road. (NC)

Application: 26/2057/HOUS

Location: 122 Dale House Fold, off Towers Road, Poynton SK12 1DG

Proposal: First floor rear extension and single storey extension with new ancillary single storey outbuilding (Office/Study) to front garden.

Recommendation: Poynton Town Council notes that the proposed first floor extension will increase the height of the eastern side of the house, causing some loss of light to neighbouring properties. 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), HOU13 (Residential Standards) and RUR11 (Extensions and alterations to buildings outside of settlement boundaries)**

The site is in the Green Belt and may be subject to SADPD Policy RUR11 (Extensions and alterations to buildings outside of settlement boundaries). The Planning Officer should ensure that the proposed extensions do not exceed the limits imposed by this policy.

The Town Council have no objection to the proposed outbuilding, but should Cheshire East be minded to grant planning permission we would suggest that planning conditions are imposed to require that the outbuilding be used only for domestic purposes incidental to 122 Dale House Fold, Poynton, and not be used as living accommodation, rented out or for commercial purposes. (NC)

Application: 26/2142/LBC – Listed Building Consent

Location: 91 Worth Clough, Middlewood Road, Poynton SK12 1SH

Proposal: Listed Building consent for replacement of existing porch; replacement windows and doors; new rear door and window openings; internal remodelling and replacement of existing kitchen.

Recommendation: The Town Council has No Objection to the proposed repairs and alterations, providing these are approved by Cheshire East's Heritage Officer. The Worth Clough terrace is a listed building and a most important part of Poynton's heritage, and the Town Council fully support its preservation. (NC)

Application: 26/2224/CLPUD

Location: 7 Cherry Tree Avenue, Poynton SK12 1QQ

Proposal: Certificate of lawful development for proposed single storey side extension.

Recommendation: No Objection. (NC)

Application: 26/2047/FUL

Location: 68a Chester Road, Poynton SK12 1HA

Proposal: Extensions and alterations to existing house, construction of an ancillary outbuilding and demolition of a former dog grooming studio. Change of use from residential with commercial use to residential only.

Recommendation: Poynton Town Council has no objection to the proposed change of use to residential only. Regarding the proposed extensions, we urge the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties, especially Orchard Place at 66A Chester Road, 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 site borders Poynton Brook and is shown on the Environment Agency maps as having a “low risk” of surface water flooding. The Town Council urges that the Flood Risk Officer is asked to comment on the application. (NC)

Application: 25/4766/PIP - Appeal

Location: Land South of Coppice Road, Poynton SK12 1SP

Proposal: Permission in principle for a proposed development comprising up to 7 residential dwellings and associated works.

RECOMMENDATION: That the Town Council respond by informing the Inspector of our strong support for the decision of Cheshire East Council to reject the original application which is in an essential part of the Green Belt and NOT the Grey belt. (NC)

Application: 26/2245/FUL Full Planning

Location: BULLS HEAD INN, 115 London Road North, Poynton, SK12 1AG

Proposal: Refurbishment including new window, new covered area, new ramp and steps to side elevation. Partially demolish derelict outbuilding and low height fences. Form new fences to create bin store and storage yard. Replace existing rear side extension to ladies WC and form new permanent structure. Cut back and improve existing planting around beer garden and perimeter of site.

RECOMMENDATION: Poynton Town Council have no objection in principle to this application and welcome the retention of the building as a public house and community facility. However, we have the following comments and queries:

- 1. The proposed site plan shows only ten parking spaces for customers and staff. The Highways Officer should be consulted as to whether this is adequate. Appendix C of the Cheshire East Local Plan recommends one space for every five square metres of public floor space for pubs and restaurants.**
- 2. Additional on-street parking should be avoided – we note that there are serious parking issues around Fountain Place, about half a mile to the north.**
- 3. The advice of the Environmental Health Officer should be obtained regarding possible issues of noise and disturbance to nearby houses. (NC)**

Application: 26/2238/PIP

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

Proposal: Permission in principle for 1no. dwelling.

RECOMMENDATION: Poynton Town Council is commenting as, although the site is in Adlington parish, it is very close to the border and occupants of the proposed house would probably access public services in Poynton.

1. While the latest application seeks to address in part the issues regarding flood risk raised by the previous application 25/2205/PIP, the proposal is still an inappropriate development in the Green Belt. It is not clear that the new red line boundary is sufficient to accommodate a house and the necessary access and infrastructure.

2. The National Planning Policy Framework (the Framework) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Building a house here will cause a permanent loss of openness.

3. Cheshire East Local Plan Policy PG3 states that the construction of new buildings in the Green Belt is inappropriate, except for the development specified within the policy. One exception is limited infilling in a village. Policy PG10 of the Cheshire East SADPD makes clear that proposals outside village infill boundaries are not considered to be limited infilling in villages. Poynton is not identified as an infill village.

4. The site is outside of the defined infill boundaries and does not accord with any of the exceptions to inappropriate development in the Green Belt specified in CELPS Policy PG3. Therefore, the site is contrary to both CELPS Policy PG3 and SADPD Policy PG10.

5. While the applicants assert that the revised site has a low flood risk, they have relied only on downloaded internet maps. A full analysis should be conducted by a qualified hydrologist. Much of this site was under many feet of water during the floods of July 2019 and this is an area of serious and proven flood risk. The floods were extensive and seriously damaged Wards End Bridge. The site may still fall within Footnote 7 and so not qualify as part of the “grey belt”.

6. In the recent appeal decision (ref. 6002427), the Inspector commented: “Along Moggie Lane, the pattern of development is different to most of the development in Poynton. Firstly, there is not a footpath and there are no streetlights. Also, development along Moggie Lane is much more sporadic and often set within more spacious grounds. Furthermore, boundary vegetation contributes to a verdant appearance. This combined with the few residential properties creates a transitional character, where the area changes from being within a settlement and is transitioning into the countryside. For this reason, I do not consider the appeal site to be within Poynton. Accordingly, the proposal could not comprise limited infilling in a village.” All the above points remain valid.

7. The Inspector also commented: “Although new or existing vegetation may visually screen some parts of the proposed development, there is both a spatial and visual aspect to the openness of the Green Belt. Consequently, the introduction of built

development and residential activity would harm the openness of the Green Belt. Moreover, it would be contrary to the purposes of including land within the Green Belt as it would result in the encroachment of development into the countryside.” This applies equally to the current application.

8. In conclusion, the site is not suitable for residential development having regard to the site’s location. The proposal would be contrary to Local Plan policies SD1, SD2 and PG3 and SADPD Policy PG10, for the reasons outlined above. (NC)

43. Communication messages.

RESOLVED: That the following Communication messages were agreed :

- Publicise the new Cheshire East local plan has started.
- Consultation on proposed Housing policy on social housing. (NC)

Meeting End Time 9.05 pm

Signature

Date