

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 2<sup>ND</sup> MARCH 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Councillors: K Booth, T Swatridge, S Lees,  
Cllr D Belcher substituting for Cllr Beanland under SO52  
Cllr P Oakes substituting for Cllr Saunders under SO52

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

207. 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.

208. Questions from members of the public

A member of the public discussed his concerns about the inadequate fencing around the contaminated land, including a pond, within the Elan Hazelfields development, Hazelbadge Road, Poynton. The chair recalled that these issues were raised by Poynton Town Council at the time of the original Planning application and believes that conditions were made to restrict access to the public from this area, which contains the disused gas works, brick works and pond. The member of the public commented that the fencing is not sufficient to prevent access to this area and the liability of trespassing. He understands that the land is due to be transferred from the developer to the homeowners' service group on the site soon.

**RESOLVED: The Chair to prepare a report to be sent to Cheshire East regarding the concerns around inadequate fencing around contaminated land on the Elan homes Hazelfields, development. The CCSO's are to visit the site and take photographs of the fence for reference. (NC)**

209. Apologies for absence

Cllr M Beanland,  
Cllr J Saunders  
Cllr L Podmore

210. Declarations of disclosable pecuniary or other interests

There were two declarations made and Councillors will leave the room when the items are discussed.

Cllr K Booth - 26/0607/HOUS Carleton Road

Cllr L A Clarke - 26/0608/PRIR -39 Park Lane

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

**RESOLVED: That the minutes of the Planning and Environment Committee meeting on 2<sup>ND</sup> February 2026 were approved. (NC)**

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

Councillors discussed the ongoing activities on the Action log. The Deputy Clerk gave an update on the Sprink Farm development in that Bellway had confirmed to Cheshire East Enforcement, that the tree works were now complete. This will remain on the action log until the trees are more established and it can be seen if they have survived.

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

213. To receive and consider the email from Cheshire East Strategic Planning team regarding the call for sites for the new local plan.

**RESOLVED: That the Cheshire East call for sites for the new local plan up to the 2040's was received and noted. (NC)**

214. To receive and consider the confirmation of the Tree Preservation Order for Land off Anson Road, Poynton.

Councillors were pleased to note that a Tree Preservation Order for Land off Anson Road, Poynton is now in place for the trees on the front corners of the site (on the north side, bordering the former tip).

**RESOLVED: That the notice of the Tree Preservation Order for land off Anson Road, Poynton is noted. (NC)**

215. To note that the clerk has requested consider Tree Protection (TPO) orders in relation to the Glastonbury triangle.

**RESOLVED: It was noted that an assessment of the quality of the Trees will take place during a review of the planning application 25/4892/PIP and a TPO will be considered then. (NC)**

216. To receive and consider the felled Tree Preservation Order tree on the corner of Woolley Avenue and London Road South.

Councillors were disappointed to hear that the tree had been felled during the works to replace the gas mains along London Road South.

**RESOLVED: That the Deputy Clerk should follow up with enforcement the results of their investigation into why the TPO tree on the corner of Woolley Avenue and London Road South was felled. (NC)**

217. To receive and consider the email from the Strategic Planning Officer confirming that they are unable to provide funding for a Grey Belt study.

Councillors noted that Strategic planning had declined the request for a Grey Belt study.

**RESOLVED : To note that Cheshire East declined the request to fund a Grey Belt study.(NC)**

218. To note the decisions made by this committee under S051: To agree to submit the additional comment report from the Chair to Cheshire East Planning regarding: Application: 25/4766/PIP, Location: Land off Coppice Road, Poynton SK12 1SP.

**RESOLVED: The decision made under SO51 to submit additional comments to the planning officer regarding application 25/4766/PIP, Location: Land off Coppice Road, Poynton SK12 1SP was noted. (NC)**

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

Councillors discussed the report and it was noted that the meeting was both lengthy and technical in nature and that discussions were ongoing with the Environment Agency regarding short term options to make the Pool safe and compliant.

**RESOLVED: That the report on the recent meeting on Poynton Pool between Cheshire east Council and Friends of Poynton pool was noted. (NC)**

220. 2To receive an update from the Chair on the Adlington New Town Task & Finish Group meeting.

Councillors discussed the report.

**RESOLVED: That the report on Adlington New Town Task & Finish Group was received and noted and the actions below were agreed.**

- 1. Poynton Town Council invites SANT (Stop Adlington New Town) to give a presentation to a future meeting of the Town Council.**

**2. Poynton Town Council publicises the SOTAG (Supporters of the Adlington Green Belt) minibus tour and urges councillors to attend and support the presentation. (NC)**

221. To receive and consider the email from Cheshire East Planning Enforcement regarding the building work being carried out at a property on Clumber Road, Poynton.

It was noted that Enforcement had visited the site, but the owners were not at home. The enforcement officer is awaiting sight of the plans with a view to check if building falls within permitted development.

**RESOLVED: The Clerk to follow up with the Cheshire East Enforcement Officer to check if the building work at Clumber Road falls within permitted development. (5 For, 1Abs)**

222. To note that the appeal APP/R0660/W/25/3376181, 25/0035/FUL on London Road South, Poynton has been dismissed.

Councillors noted this decision. Discussion took place around the fact that the property had allegedly been previously used for residential purposes without planning consent and should be checked to ensure that this was not currently the case.

**RESOLVED: That the CCSO team are asked to check that the property on London Road South, Poynton is not being used for residential purposes. (NC)**

223. To receive and consider the repeated failures to empty bins in Poynton.

Councillors discussed the weekly incidences of streets in Poynton missing bin collections. Each week a different area of the Town seems to be missed and without explanation. Residents are regularly reporting this on TRACE. The missed collections are not always returned for. This has been ongoing since the Christmas break.

**RESOLVED: The Deputy Clerk to write to Cheshire East council Waste team to highlight the unacceptable level of service in Poynton with repeated missed bin collections and to find out when a full service will be resuming. (NC)**

224. To receive and consider the licensing application for Parkgate Farm, Norbury Hollow SK7 6NE.

Councillors discussed the application and the exact location of the site.

**RESOLVED: The licensing application for Parkgate Farm, Norbury Hollow SK7 6NE was noted. No objections were raised. (NC)**

225. To receive and consider the email regarding the road closure for works at Hazelbadge Road SK12 1HA.

Councillors noted the email.

**RESOLVED: The email regarding the road closure for works at Hazelbadge Road SK12 1HA at the end of March were noted. (NC)**

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

Application: 26/0493/VOC

Location: 14 Wayside Drive, Poynton SK12 1HF

Proposal: Variation of condition 2 on approved application 23/1093M – Proposed double storey rear extension and extended single storey rear extension including full new main roof, garage conversion and new roof to front bay window.

**RECOMMENDATION: Poynton Town Council has no objection in principle to this application, providing the Planning Officer is satisfied that it complies with the relevant planning policies, including:**

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
- Poynton Neighbourhood Plan 2019: HOU11 (Design) and HOU13 (Extensions)
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)

Application: 26/0463/VOC

Location: 26 Anglesey Drive, Poynton SK12 1BU

Proposal: Variation of condition 2 (Plans) on 25/0814/HOUS – Single storey rear extension and lifting of the existing roof with first floor extensions.

**RECOMMENDATION: Poynton Town Council notes that this application will raise the roof level of the side facing gable by 300 mm / 1 foot. This must have some impact on light levels to 24 and 28 Anglesey Drive. We urge the Planning Officer to visit the site and ensure the application complies with planning policies, including:**

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
- Poynton Neighbourhood Plan 2019: HOU11 (Design) and HOU13 (Extensions)
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)

Application: 26/0478/FUL

Location: Red Legg Farm, Green Lane, Poynton SK12 1TJ

Proposal: Erection of agricultural store

**RECOMMENDATION:** Poynton Town Council notes that this site is located in a vulnerable part of the Green Belt. We have no objection in principle to the proposed application for an agricultural store, providing this can be limited to strictly agricultural uses in conjunction with Red Legg Farm. This recommendation is subject to the points below.

1. The Planning Officer must be satisfied that the application is compatible to the status of the site as part of the Green Belt, the Macclesfield Canal Conservation Area and the Peak District National Park Fringe Local Landscape Designation Area (LLDA). A listed building (Canal bridge arch – Grade 2) is near the site.

2. The application must comply with Local Plan policies, including:

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development), SE1 (Design), PG3 (Green Belt), PG6 (Open Countryside), SE3 (Biodiversity), SE4 (Landscape), SE5 (Trees, Hedgerows and Woodlands), SE7 (Historic Environment), SE15 (Peak District Fringe)
- Poynton Neighbourhood Plan: EGB 3 (Natural and Historic and Environment), EGB 8 (Protection of Rural Landscape Features), EGB 15 (Heritage Assets) and EGB 22 (Development within the curtilage or setting of a listed building).
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies: RUR 1 (New buildings for agriculture and forestry), GEN 1 (Design principles), ENV 3 (Landscape character), ENV 10 Solar energy, ENV 15 (New development and existing uses), HER 3 (Conservation areas) and HER 4 (Listed buildings).

3. Conditions should be imposed requiring that the building is used only for agricultural purposes in conjunction with Red Legg Farm. It must not be used for residential, horticultural or commercial purposes or split into a separate holding.

4. The arboriculture and biodiversity reports supplied by the applicant should be reviewed by the relevant expert officers at Cheshire East, to ensure that they comply with best practice. (NC)

Application: 25/4892/PIP

Location: Glastonbury Triangle, Land off Glastonbury Drive, Poynton

Proposal: Permission in principle for the erection of up to 9 no. dwellings.

**RECOMMENDATION:** Poynton Town Council objects to this application for the following reasons:

1. The site is part of the Green Belt, so development is contrary to Local Plan policies PG3 (Green Belt) and PG6 (Open Land). The applicant has not demonstrated any “very special circumstances” that might justify building in the Green Belt.

2. The ARUP review of the Green Belt in 2015 considered this land as Parcel PY15, described as “Small triangle enclosed by London Road North, Vicarage Lane and Glastonbury Drive.” With regard to Purpose B of the Green Belt as stated in the NPPF: Prevent neighbouring towns merging into one another, ARUP concluded that this site makes a Significant Contribution, noting that: “The gap between Poynton

and Greater Manchester is fairly narrow in this location. Removal of this parcel from the Green Belt would reduce this gap further, although only marginally". The ARUP report notes "the Green Belt is particularly narrow to the north of Poynton ... "

3. Since ARUP reported in 2015, the importance of this parcel of land has increased. The draft Stockport Local Plan has identified several areas of open land on the southern edge of Hazel Grove for development. This land in Stockport MBC is directly north of PY15, so its development will materially reduce the gap between the built-up areas of Hazel Grove and Poynton. The importance of the site in preventing the two towns from merging has therefore increased since 2015. An up-to-date assessment may conclude that the contribution of parcel PY15 to preventing neighbouring towns from merging has increased from "significant" to major".

4. Development sites in the Stockport Local Plan bordering Poynton to the north include HOM 2.19 Jacksons Lane West (170 houses), HOM 2.20 Jacksons Lane East (270 houses) and HOM 2.37 Norbury Hall / Land off Chester Road (Hazel Grove) (300 houses). The latter site is directly north of parcel PY15. Site HOM 2.26 Dairyground Farm, Bramhall (500 houses) directly abuts the border with Poynton to the north-west. It can be seen that Stockport Council's planned development will reduce significantly the existing gap between the built-up areas of Poynton and Hazel Grove and Bramhall.

5. As the site is confirmed by the professional ARUP review as making a significant contribution to purpose B of the Green Belt, preventing neighbouring towns from merging into one another, the site is not part of the so-called grey belt.

6. Highways - the development would increase traffic at the existing unsatisfactory junction of Glastonbury Drive and London Road North. There is a particular risk to traffic turning right (towards the centre of Poynton), which has to wait in the centre of the carriageway for a gap in traffic driving south from Hazel Grove.

7. Flood Risk - the Environment Agency's Flood Risk Map shows that the site is at severe risk should there be a breach in the dam at the nearby Poynton Pool (a reservoir). Cheshire East considers this flood risk sufficient to want to make various changes to the dam at great expense, so clearly the site is unsuitable for development (see application 23/4152M). The Planning Officer's report for 23/4152M stated "Poynton is a high-risk dam, with risk of overtopping ...". Building houses in an area at direct risk of flooding is contrary to Local Plan policy SE13 (Flood Risk and Water Management).

8. The Town Council was surprised to note that the LLFA (Flood Risk) report on the site does not mention the risk from a possible breach of the dam. This is despite Cheshire East being well aware of possible risks. We urge that the matter is referred to the Flood Risk Officer for further investigation.

9. Cheshire East have recently rejected a PPI application, ref. 25/2023/PIP at Middlewood Stables, Lyme Road, Poynton, SK12 1TH, partly on the grounds of unassessed flood-risk.

**10. The government's approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas (considering all sources of flooding).**

**11. While a PiP is a 'light touch' application, and in applying paragraph 175 a proportionate approach should be taken, however no detailed information nor proposals (site-specific flood risk assessment) has been submitted with the proposals.**

**12. As the site is confirmed by the Environment Agency's flood risk map as being at severe risk of flooding from a breach of the Poynton Pool dam, the site is not part of the so-called grey belt.**

**13. London Road North has a very limited bus service (bus 891) – one bus a day in each direction, Monday to Friday on school days only. The site is at least 0.6 mile from the nearest food shop (Aldi on London Road South). Access would inevitably be by private car. The application is therefore contrary to Policy CO1 of the Local Plan. The development would also not be in a sustainable location and is contrary to paragraph 155(c) of the Framework. The proposal is therefore inappropriate development in the Green Belt.**

**14. There is also additional harm to the Green Belt arising from conflict with Green Belt purpose c) – safeguarding the countryside from encroachment. The development would create development along the south side of Glastonbury Drive and urbanise a rural area.**

**15. There are mature trees scattered around the site and along the boundary with Glastonbury Drive. The online map of Tree Preservation Orders shows one protected tree within the site. The proposed development would lead to significant loss of trees, contrary to Local Plan Policy SE5 (Trees, Hedgerows and Woodlands).**

**16. Conclusion: Very special circumstances to permit development in the Green Belt do not exist. The application does not comply with Local Planning policies, including:**

- Cheshire East Local Plan: SD1 and SD2 (Sustainable development), SE1 (Design), PG3 (Green Belt), PG6 (Open Countryside), SE3 (Biodiversity), SE4 (Landscape), SE5 (Trees, Hedgerows and Woodlands), SE13: Flood risk and water management and CO1: Sustainable travel and transport.**
- Poynton Neighbourhood Plan: HOU7 (Environmental Considerations), EGB1 (Surface water management), EGB3: (Natural and Historic Environment), EGB7 (Landscape Enhancement), EGB8 (Protection of Rural Landscape Features) and EGB9 (Nature Conservation).**
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies: GEN 1 (Design principles), PG9 (Settlement boundaries) PG11 (Green Belt boundaries), ENV1 (Ecological network), ENV 3 (Landscape character), ENV5 (Landscaping), ENV6 (Trees, hedgerows and woodlands), ENV16 (Surface water) and INF3: Highways safety and access.**

**17. We understand that there are both Badgers' Setts and Great Crested Newts living on the site, we would strongly request that a full Environmental Survey is carried out to comply with SE3 (Biodiversity) (NC)**

Application: 24/1606M (Appeal)

Location: The Dingle, Moggie Lane, Adlington SK10 4NY

Proposal: Resubmission of planning application 23/2307M for the demolition of an existing detached bungalow and the development of one replacement dwelling with detached garage and associated landscaping and access works.

**RECOMMENDATION: Poynton Town Council wishes to respond to the appeal by reiterating their previous comments as follows:**

**Poynton Town Council have no objection in principle to the proposed demolition and rebuilding, but wish to highlight the following concerns:**

- 1. The Planning Officer should ensure that the proposed demolition and rebuilding of a larger house complies with all Green Belt policies, including Policies PG3 of the Cheshire East Local Plan, Policy RUR13 of the SADPD, and Chapter 13 of the NPPF.**
- 2. The Planning Officer should ensure that the proposed new house will have an acceptable relationship with the newly built houses on the Copperfields (Sprink Farm) estate off Dickens Lane in Poynton, which border the site.**
- 3. The site includes part of Poynton Brook, which flooded in 2019 causing serious flooding downstream. There must be no run-off of rainwater into Poynton Brook and any flooding must remain within the site. The Town Council endorses the comments of the LLFA Flood Officer regarding the need for a full Drainage Strategy for the site. (NC)**

Application: 26/0425/FUL

Location: 85 London Road North, Poynton SK12 1AG

Proposal: New two storey and single storey rear extension. General refurbishment, improvement and repairs.

**RECOMMENDATION: 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 2019: 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: 26/0244/HOUS

Location: 49 Chester Road, Poynton SK12 1HA

Proposal: Proposed part single and part double storey side and rear extensions with balcony and overhanging roof, single storey front elevation and canopy, new garden outbuilding and new front boundary wall, railings and gates with driveway alterations.

**RECOMMENDATION:** 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. There must be some loss of light to 47 and 51 Chester Road. The proposed rear balcony 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 51 Chester 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, specifically the proposed balcony, 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 proposed new access arrangements, especially the design of the gates. Chester Road (A5149) is often busy, and vehicles should not wait on the carriageway while the gates are opened.**

**7. A planning condition should be imposed to require that the proposed new garden outbuilding is not to be used at any time other than for purposes ancillary to the residential use of 49 Chester Road.**

Application: 26/0285/HOUS

Location: 5 Hepley Road, Poynton SK12 1RX

Proposal: Demolition of existing conservatory to the rear of the property. New single storey extension to the rear of the property.

**RECOMMENDATION: 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 relevant planning policies, including:**

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
- Poynton Neighbourhood Plan 2019: 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)

Cllr L A Clarke left the meeting.

227. As the chair left the meeting, a new Chair was temporarily elected.

**RESOLVED: Councillor Kevin Booth was elected as temporary Chair to discuss the next item of business (NC)**

Application: 26/0608/PRIOR-3MA

Location: First Floor, 39 Park Lane, Poynton SK12 1RD

Proposal: Prior change of use for the proposed conversion of first floor office accommodation to residential accommodation.

**RECOMMENDATION: Poynton Town Council has no objection to this application providing that sufficient parking provision is made available for residents as part of the design. (NC)**

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

228. The chair proposed two additional items should be added to the agenda under SO19.

**RESOLVED: That the following items be added to the agenda under SO19.**

- Planning application 29/0607/HOUS8 Carleton Road, Poynton SK12 1TL
- Peak Cluster pipeline (NC)

Cllr Booth left the meeting.

Application: 26/0607/HOUS

Location: 8 Carleton Road, Poynton SK12 1TL

Proposal: Erection of extensions to front and rear and raising the roof of the existing bungalow to provide additional living accommodation

**RECOMMENDATION: Poynton Town Council notes with concern that the proposed increase in roof height will reduce light to neighbouring properties, especially 6 and**

**10 Carleton Road. We urge the Planning Officer to visit the site to ensure that the application is not unneighbourly and complies with all relevant planning policies, including:**

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
- **Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards)**

Cllr Booth returned to the meeting.

229. To receive and consider the report from the Chair on the Peak Cluster Pipeline.

Councillors discussed the report. There will be another consultation later this year, when the exact proposed route for the pipeline has been decided.

**RESOLVED: That the report from the Chair on the Peak Cluster Pipeline is submitted to the consultation as Poynton Town Council’s official comments. (NC)**

230. That the following communication messages should be published:

**RESOLVED: The following communication messages should be published:**

- 1. Adlington New Town roadshow on 7th March in Poynton at Waitrose carpark.**
- 2.TPO now in place on land at Anson Road, Poynton**
- 3. Poynton Town Council’s response to the Peak Cluster pipeline consultation.**

Meeting end time: 09.00 pm

Chair .....

Dated.....