

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 27TH JULY 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: P Oakes, S Lees, L Podmore, J Saunders and T Swatridge.

Officer in attendance: Haf Barlow (Town Clerk)

44. 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.

45. Questions from members of the public.

Members of the public were in attendance to listen to the discussions around the Cheshire East Call for Sites.

RESOLVED: That the items on the Cheshire East Call for Sites and the new Local Plan will be discussed after the disclosure of pecuniary or other interests (NC).

46. Apologies for absence.

Cllr K Booth

47. Declarations of disclosable pecuniary or other interests.

There were no declarations of disclosable pecuniary or other interests.

48. To review and consider the Sites put forward in Poynton and Adlington to the Cheshire East Call for Sites.

The Call for Sites was shared with the members of the public present at the meeting. A large number of sites had been put forward by landowners and developers, mainly to the west of the town but also with some sites in the east. The committee discussed the impact flooding and coal mining might have on the viability of some of the sites that have been put forward. A member of the public asked if the land was Green Belt and was informed that whilst it is currently Green Belt, the recent government changes to planning policy and increased housing targets have resulted in reduced protection and increased pressure on the Green Belt.

At present the number of houses that Poynton will need to contribute to the local plan is unknown, but it could potentially be significant. Members expressed their concern on the impact on local services including schools, doctors, other public services and highways given the large number of sites in surrounding villages (and in Stockport MBC) as well as in Poynton.

RESOLVED: That the call for sites is noted (NC).

49. To receive and consider the Cheshire East Local Plan Scoping consultation.

The consultation invites representations on matters relevant to the preparation of the local plan, including what it should contain and how Cheshire East should engage with relevant parties.

RESOLVED: That the Clerk contacts ONH to ask for advice on how the Town Council should respond to the scoping consultation (NC).

50. To approve the minutes of the Planning & Environment Committee meeting on 29th June 2026.

RESOLVED: That the minutes of the Planning & Environment Committee meeting held on the 29th June 2026 are approved. (NC)

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

The Clerk gave updates on:

- (a) Road markings on the A555 near Brookside Garden Centre – markings are now in place but reference the road as the A523 and not the B5092.
- (b) There is still no information on the Mobile Household Waste and Recycling Centre available on the Cheshire East website.
- (c) Removal at waste disposal facilities at the canal in Higher Poynton – Cllr Whitaker has requested a meeting with the Canal and Rivers Trust.

RESOLVED: That the action log for 2025-2026 is received, the Clerk is asked to contact Stockport BC regarding the incorrect road markings. Clerk continues to monitor other actions (NC).

52. 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 that were not already included on the agenda (NC).

53. To receive and consider the response from Cheshire East Housing Options Manager regarding Poynton Town Council's suggested amendments to the Cheshire Home Choice Allocation Policy.

The Chair had prepared a report on social housing that was circulated prior to the meeting.

RESOLVED: That the Clerk respond to the Housing Options Manager to ask:

- a. If he can confirm that all 40 social housing units at Hazelfields and 44 at Copperfields are indeed allocated as prescribed in the relevant planning consents and section 106 agreements.
- b. Is he aware that planning application 24/2815M shows that the Wythenshawe Community Housing Group is trying to remove the "Local Connection" requirement at Hazelfields.
- c. If any audit or other checks are conducted to ensure that social landlords are complying with all their legal obligations in this matter.

RESOLVED: That the Clerk writes to Cheshire East Planning to ask why planning application 24/2815M has not yet been resolved, despite the publication of a Planning Officer's report, and to request that the proposal therein to remove the Local Connection condition be rejected without further delay.

54. To receive and consider the response from Cheshire East Enforcement regarding plans for the contaminated area on Hazelfields.

It was noted that Cllr Mike Sewart was currently pursuing this issue with Elan Homes and Cheshire East Council.

RESOLVED: That the Clerk continues to monitor the situation and provide updates as appropriate (NC).

55. To note the application DC/089037 Stockport Rugby Union Football Club and Land South of Jacksons Lane, Hazel Grove application has been withdrawn.

RESOLVED: That the withdrawal of application DC/089037 Stockport Rugby Union Football Club and Land South of Jacksons Lane, Hazel Grove is noted (NC).

56. To receive and consider the Local Development Scheme update from Stockport Council.

RESOLVED: That the Local Development Scheme update from Stockport Council is noted (NC).

57. To receive a verbal report from the Chair on the continuing problems in Poynton with missed bin collections.

There continues to be ongoing problems with missed bin collections in Poynton despite assurances in March from Cheshire East that they were working to stabilise the service.

RESOLVED: That the Clerk writes to the Director of Planning & Environment to ask for an update on how they are progressing with stabilising the bin service (NC).

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

No response has been received to date from the Cheshire East Trees Officer.

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)

59. To receive and consider the response from Peaks and Plains regarding the overgrown vegetation around the Park Lane stream.

It was noted that vegetation around the stream has mostly been cleared, but some remains in the stream bed.

RESOLVED: That the response from Peaks and Plains is noted and the Operations Manager continues to monitor the situation (NC).

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

That a formal complaint is submitted to Cheshire East Council regarding:

- a) their failure to consult or engage with Poynton Town Council regarding the advertising for sale of the former Vernon Infants School on Bulkeley Road, Poynton.
- b) Cheshire East's failure to take into account issues such as traffic problems and parking, and the safety of pupils at the neighbouring Vernon Primary School. A socially responsible public body should not fall back on excuses that this is a matter for the Planning Department in the case of any future planning application for the site.
- c) Ignoring the Poynton Neighbourhood Plan policy for this site. This policy was developed in consultation with Cheshire East.

RESOLVED: That the SO51 decision is noted (NB).

61. To receive and consider the quote for legal advice on the value of an Interim Housing Policy statement.

Members raised concerns that given Cheshire East Council's stated reluctance to prepare a statement, even with legal advice about the benefit of an interim housing policy statement they may not be willing to prepare a statement in any event. It would be helpful if some of the other Towns and Parishes might be willing to contribute towards the cost.

RESOLVED: That the Clerk contacts Bollington Town Council, and the other parishes, to see if they would be willing to contribute towards the cost of the legal advice. The Clerk will also prepare a draft reply to the Cheshire East Council response for the next Planning & Environment Committee meeting (NC).

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

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. Replace all windows and a new canopy over the front door. Remove the existing concrete raised patio and construct a timber raised patio.

Recommendation: Poynton with Worth Town Council have reviewed the revised plans and note the proposed provision of 1.8 metres high "privacy screens" to the decking on both sides of the property.

While this may address some issues of privacy at ground-floor level, it remains the case 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, raising issues of privacy and also the possible impact on drainage and electrical infrastructure.

One curiosity of the published plans is that only one side elevation is shown, although the house is close to the neighbouring properties on both sides. We would suggest that the applicant is required to submit drawings for both side elevations.

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: 26/2456/VOC

Location: 4 Brookfield Avenue, Poynton SK12 1HZ

Proposal: variation of condition 2 – approved plans on application 25/4382/HOUS

Recommendation: When consulted on the original version of application 25/4382/HOUS, Poynton Town Council expressed concerns that the proposed roof was out of character and would cause loss of light to neighbouring properties. Cheshire East's Planning Officer held similar concerns (see paragraphs 11.4 to 11.9 of the Officer's report), and revised plans were approved which reduced the size and visual intrusion of the proposed changes to the property's roof.

The current application seeks to vary the approved plans by increasing both the height and massing of the roof. It is difficult to reconcile these plans with the Planning Officer's concerns regarding the original plans for changes to the roof under 25/4382/HOUS.

The Town Council remains concerned that the latest plans will increase roof height and massing, so are out of character with nearby houses and will cause loss of light to neighbouring properties. The proposed second floor rear dormer and Velux style windows may also cause a loss of privacy to nearby properties. The revised plans appear to be contrary to 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: 26/2394/CLEUD

Location: 54 Deva Close, Poynton SK12 1HH

Proposal: Certificate of lawful development for existing extension of rear garden into adjacent land area

Recommendation: Poynton Town Council is concerned at the apparent loss of public recreation land in these circumstances. SADPD Policy REC1 states clearly that the loss of public open space to development will not be permitted, so this application should be refused.

The application is also contrary to Poynton Neighbourhood Plan policy EGB2: Public Open Spaces, which states "Areas of recreational land and existing open spaces within Poynton including within the housing estates which characterise the village identity shall be preserved and protected from development."

We note a discrepancy between the plans submitted by the applicant, which state that a garden shed was erected on the land in 2019, and the affidavit signed by a neighbour, which states that the shed was placed there in 2020.

Further Recommendation: That the Council write as a matter of urgency to the Director of Leisure Services, cc the relevant cabinet member, to draw this situation to their attention and to ask what action they intend to take to recover this land for

public use. More generally, what actions do Cheshire East take to scrutinise the perimeters of all public parks and open land to guard against unauthorised annexations of public land? (NC)

Application: 26/2434/PRIOR-1A

Location: Heyscroft, South Park Drive, Poynton SK12 1BN

Proposal: Prior approval for a single storey rear extension. Extending 7.80m from the rear wall of the original house, with a maximum height of 3.5m and an eaves height of 2.65m.

Recommendation: Poynton Town Council have no objection in principle to the proposed rear extension but have concerns regarding some issues relating to the site.

- 1. The Planning Officer should visit the site and ensure the proposed extension complies with the rules for the Prior Approval scheme and is not unneighbourly to nearby properties.**
- 2. The site is identified by the Environment Agency as a 'low risk' surface water area. The proposed extension may result in an increase in water runoff, and a suitable drainage system should be provided.**
- 3. The site is subject to multiple tree preservation orders, with TPO trees both within and adjacent to the site. 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. Accessing the site to build the extension and connect to utilities may endanger the protected trees, especially a large oak tree on South Park Drive, bordering the site entrance.**
- 4. 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 arboricultural impact assessment.**
- 5. 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.**
- 6. There is an oil pipeline running through the site. SADPD Policy INF 6 (Protection of existing and proposed infrastructure) requires that development will only be permitted where it is unlikely to adversely impact on existing infrastructure (NC).**

Application: 26/2326/FUL (See resident's letter)

Location: Land at Lostock Hall Road, Poynton

Proposal: Erection of 1No Self Build Dwelling

Recommendation: Poynton Town Council regrets that planning permission was originally granted to develop this Green Belt land under the so called "grey belt" rules. We remain opposed in principle to such inappropriate development in the

Green Belt. Now that detailed plans have been submitted, we have the following specific concerns:

- 1. There appears to be a discrepancy between the detailed plans and the location plan submitted for application 25/4184/PIP. That location plan shows a triangular area of land south of the Electricity sub-station and west of Public Footpath 70. The detailed site plan submitted with this application appears to cover a larger area. It includes the electricity sub-station and adjacent land plus the full width of Footpath 70.**
- 2. The proposed three storey house is much taller than most nearby houses and will be clearly visible for a significant distance across nearby open countryside. It will be an intrusive and alien feature in the landscape.**
- 3. The development appears to be contrary to the following planning policies:**
 - Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development), SE1 (Design), SE 3 (Biodiversity and geodiversity) and SE13 (Flood risk and water management)**
 - Poynton Neighbourhood Plan: EGB 1 (Surface water management), HOU8 (Density and Site Coverage) and HOU11 (Design)**
 - Cheshire East Site Allocations and Development Policies Document (SADPD) policies ENV 2 (Ecological implementation), ENV7 (Climate change), ENV14 (light pollution), ENV16 (Surface water management and flood risk), HOU12 (Amenity) and HOU13 (Residential Standards).**
- 4. SADPD Policy ENV7 (Climate change) requires that “Development proposals should incorporate measures that can adapt and/or demonstrate resilience to climate change and mitigate its impacts.” However, the proposed design has extensive areas of glazing with very large windows. In sunny weather, this may cause the house to become very hot, which will get worse with climate change. This may lead to the installation of air conditioning, with increased energy use.**
- 5. SADPD Policy ENV14 (Light pollution) requires that light spillage should be minimised. However, the proposed development has large windows which will increase the spillage of light at night. This will have a negative impact on wildlife, especially nocturnal animals such as bats, glow-worms and moths.**
- 6. The development will reduce biodiversity and so be contrary to Local Plan policy SE 3 (Biodiversity and geodiversity) and SADPD Policy ENV 2 (Ecological implementation).**
- 7. Local Plan Policy SE13 (Flood risk and water management) and SADPD Policy ENV16 (Surface water management and flood risk) and Poynton Neighbourhood Plan policy EGB 1 (Surface water management) require that plans demonstrate how surface water runoff can be managed. Surface water runoff on greenfield sites such as this should have at least no increase in runoff rates, and a reduction in rates if possible. However, it is unclear how both foul sewage and surface water runoff will be removed from the site. No plans have been submitted to date**

showing drainage infrastructure. Building a house on previously open land will inevitably increase rainwater runoff.

8. The proposed development has inadequate vehicular access, on what the applicants conceded in the Design and Access statement for 25/4184/PIP is a “track”. This section of Lostock Hall Road has a confusing layout, no streetlights and is unadopted. There are many potholes and no grids for surface water drainage. A condition should be imposed requiring the developer to improve the road to modern highways standards.
9. No detailed plans or visibility splays have been provided showing the site access. This opens onto a private road and well used public footpath. The Highways Officer should ensure that safe access to the site is provided.
10. An electricity sub-station is located immediately to the north of the site boundary. Cheshire East should seek the views of Electricity North West before deciding the application.
11. The site is adjacent to the electrical sub-station which feeds the area and is bounded and crossed by mains water, electrical and telecoms services and overhead cables. There is no evidence to date that proper investigations have been carried out to ascertain the extent of those services, their location, and the impact of the proposed development.
12. The site borders a public footpath, Poynton with Worth Footpath 70. If the application is approved, a condition should be imposed requiring that the right of way is not obstructed and plant, equipment and materials are not stored on the footpath.
13. Landscaping: the plans should incorporate native vegetation which will benefit and encourage all wildlife but have a particular emphasis on encouraging pollinators.
14. Hedgehog Highways: The foot of permanent perimeter and boundary fences must include gaps of suitable dimensions (130mm x 130mm) at selected points to permit the movement of hedgehogs around the site. To ensure holes are kept open ‘Hedgehog Highway’ signage must be provided (sourced by Peoples Trust for Endangered Species and/or British Hedgehog Preservation Society) and secured above the holes.
15. Birds and Insects: As the new building will be more than five metres high, it must:
 - Provide bird nesting boxes suitable for swifts as set out by the RSPB.
 - Include bee bricks installed on a south facing wall at a minimum height of 1 metre, with no vegetation obstructing the holes (NC).

Application: 25/4567/FUL Full Planning

Location: 206 Chester Road, Poynton, SK12 1HP

Proposal: New dwelling. Resubmission following refusal for Non-Discharge of Conditions.

Recommendation: Poynton Town Council has previously commented on this application (see submission posted online on 03-02-2026). We have now reviewed the latest plans and reiterate our previous comments.

- 1. While the Highways Officer has accepted the proposed visibility splay, we remain concerned that the location of the site, opposite the busy junction with Tern Drive leading to the 400 house “Birds” estate and Lostock Hall Primary School, represents a serious risk to highway safety.**
- 2. The Town Council supports the objections of the LLAFA. The plans should not be approved unless the applicants provide a detailed and suitable sustainable surface water management scheme.**
- 3. Landscaping: Plans should seek to incorporate native vegetation which will benefit and encourage all wildlife but should have a particular emphasis on encouraging pollinators.**
- 4. Biodiversity: Hedgehogs - if the plans are approved, the foot of permanent perimeter and boundary fences must include gaps of suitable dimensions (130mm x 130mm) at selected points to allow the movement of hedgehogs around the site post construction. To ensure that holes are kept open ‘Hedgehog Highway’ signage must be provided (sourced by Peoples Trust for Endangered Species and/or British Hedgehog Preservation Society) and secured above the holes.**
- 5. Birds - the building should provide bird nesting boxes suitable for swifts as set out by the RSPB.**
- 6. Pollinators – the new building should include bee bricks installed on a south facing wall at a minimum height of 1 metre, with no vegetation obstructing the holes (NC).**

Application: 26/2587/HOUS

Location: 7 Hilton Road, Poynton, SK12 1TP

Proposal: Erection of single storey rear extension with an external veranda, replacing an existing conservatory. External alterations to include render, new windows and doors.

Recommendation: Poynton Town Council have no objection in principle to the proposed works, but urges the Planning Officer to visit the site and ensure that the proposed extension and veranda are not unneighbourly or cause a loss of privacy 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 borders open fields, so 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: 26/2626/PRIOR-3T

Location: UNIT 18 Adlington Park, Adlington, Macclesfield, Cheshire East, SK10 4NL

Proposal: Prior approval for proposed change of use from commercial property (Offices) to a special educational school.

Recommendation: The site is in Adlington parish, but Poynton Town Council wish to comment as it is close to the town boundary and access from the north is through Poynton village.

The Town Council has no objection in principle, but we are concerned that no information on the expected traffic impact has been provided. We note that pupils will travel by taxi and minibus. This may increase traffic through Poynton village.

The plans also appear to show that the proposed school has only limited outdoor space for pupils, and no playing fields. The Director of Children's Services should review the plans to ensure compliance with national standards for such facilities (NC).

63. To add two items to the agenda under S019 (urgent items of business)

The consultation period for planning application reference 26/2639/HOUS closes before the next committee meeting.

Jones Homes have requested a meeting to provide information to the council about their prospective planning application on land near Glastonbury Drive. They meet with Cheshire East representative last week. A response to their email is required before the next committee meeting.

RESOLVED: That planning application reference 26/2639/HOUS and agreeing whether to meet with Jones Homes are added to the agenda under SO19, urgent items of business (NC).

64. Planning Application received

Reference: 26/2639/HOUS

Location: 11A Easby Close, Poynton, Cheshire, SK12 1YG

Proposal: Single storey rear extension

Recommendation: No objection (NC).

65. To agree whether to attend a meeting with Jones Homes to receive information on the proposed development on land near Glastonbury Drive

RESOLVED: That the Clerk responds and arranges a meeting with Jones Homes (NC).

62. Communication messages.

RESOLVED: That the following Communication messages were agreed:

- Cheshire East Local Plan and Call for Sites
- Missed bin collections. (NC)

Meeting End Time 9.15 pm

Signature

Date