

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 7TH SEPTEMBER 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

Officers in attendance: Haf Barlow (Town Clerk)

83. 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.

84. Questions from members of the public.

There were members of the public in attendance to discuss development on land east of Waterloo Road.

RESOLVED: The Chair proposed the following item be moved up the agenda and discussed as following the declarations of interest: “To agree and consider an email and reports on Mining Heritage and Flood Risks from a resident regarding the Cheshire East scoping plan, relating to land to the East of Waterloo Road.” (NC)

See item 87 below.

85. Apologies for absence.

None

86. Declarations of disclosable pecuniary or other interests.

There were no declarations made.

87. To agree and consider and email and reports on Mining Heritage and Flood Risks from a resident regarding the Cheshire East scoping plan, relating to land to the East of Waterloo Road.

The Chair explained that as part of the Neighbourhood Plan process the Town Council had commissioned a Heritage Assessment by Professor Emeritus N Higham, of Poynton East.

A report on flood risk had also been commissioned by residents.

The residents who spoke were concerned about the recent activity on the fields behind Waterloo Road and recent confirmation that Developers were looking to build houses on the land. All the residents who attended were against the development of this Green Belt land for housing. Concerns were also raised that the area contained significant old coal workings and mines and was an area that attracted water run off during heavy rain. The area frequently floods during heavy rain.

Other concerns raised included highways safety concerns, the potential historic nature of the landscape and inability of the current utilities infrastructure to cope with new houses.

It was noted that the developers had submitted a pre-application to Cheshire East, but this type of application was not public, and comments could not be submitted at this time. The developers will probably hold a public consultation before submitting a planning application. Residents were advised about the importance of responding to planning applications to ensure that their voices are heard. The importance of creating a photographic record of any flooding was emphasised. They were also advised to sign up to the PUN in order to receive updates from the Town Council.

RESOLVED: That the report on Mining Heritage in Poynton is sent to Cheshire East Council's Planning Department in order for them to consider when drawing up the new Local Plan and reviewing planning applications. (NC)

88. To approve the minutes of the Planning & Environment Committee meeting on 17th August 2026.

RESOLVED: That the minutes of the Planning & Environment Committee meeting held on the 17th of August were approved. (NC)

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

The Town Clerk gave updates on items on the action log and highlighted a number of items which could be removed as work is now completed.

RESOLVED: That the action log is received and the Clerk updates the action log for 2026-2026. (NC)

90. To note the action taken under SO51 to respond to the Local Plan Scoping Consultation.

The Town Council's comments on the Scoping Report have been sent to Cheshire East.

RESOLVED: That the action taken under SO51 to respond to the Local Plan Scoping Consultation is noted. (NC)

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

Cllr J. Saunders had recently attended a meeting with Belport regarding the plans for Adlington Park. It was noted that the public consultation would take place on Thursday 10th September 2026.

RESOLVED: That the item is received. (NC)

92. To receive a report from the Chair on the meeting organised by Tom Morrison MP to discuss planning threats in Woodford and Bramhall.

The Clerk and Chair had attended the meeting. Woodford and Bramhall were facing similar issues to Poynton with numerous planning applications being submitted by developers. At the meeting it was acknowledged that children from the new Woodford Garden Village were being sent to Poynton schools due to the lack of school places at the new primary school in Woodford.

RESOLVED: That the report on the meeting to discuss planning threats in Woodford is received. That the Clerk submits a Freedom of Information request to Stockport Council to ask how many pupils from Stockport attend schools in Poynton, divided between primary and secondary, and from which Stockport wards the pupils originate. (NC)

93. To note the summary of responses from the consultation carried out by Lovell Strategic Planning in relation to the development at Lostock Hall Farm.

It was noted that the planned number of houses on the development has now been reduced from 500 to 450 houses.

RESOLVED: That the summary of responses from the consultation carried out by Lovell Strategic Planning is received. (NC)

94. To consider the draft competition entry for the Wilder Cheshire Awards and to agree whether to enter the competition.

RESOLVED: That the draft competition entry is received and that the Town Council enter the competition. (NC)

95. To receive and a report from the Chair on the former Vernon Infants School, Bulkeley Road, Poynton, Brownfield site that could be put forward to the Brownfield Land Register at Cheshire East.

Potential brownfield sites can be submitted to Cheshire East Council. One possible site that the Town Council could submit is the former Vernon Infants School. It was noted that this land was currently for sale and a meeting with the Cheshire East portfolio holder to discuss

the site would take place on Friday 11th of September. Highways safety concerns were noted and access from the site should be from George's Road West and not Bulkeley Road

RESOLVED: That the report on the inclusion of the former Vernon Infants' School is received and the site is put forward to Cheshire East Council. (NC)

96. To receive and consider and agree a response to the renewal of the Public Protection Orders

Cheshire East proposee to extend the Borough wide Dog Fouling and Dog Control Public Space Protection Order using its powers under Section 60(2) of the Anti-Social Behaviour, Crime and Policing Act 2014

That the Notice of the Public Protection Order is received, and the Clerk responds to the consultation confirming that the Town Council agree with the renewal of the order (NC)

97. To receive and consider the draft letter prepared by Sarah Fitzpatrick regarding the legal implications of preparing an interim housing supply statement and to agree to send the letter to Cheshire East Council

The letter will be sent on behalf of Adlington and Bollington as well as Poynton. The Stop Adlington New Town Group have also been corresponding with Cheshire East regarding an Interim Housing Statement. The Clerk to ask the representative from SANT if they will share their recent correspondence regarding this issue with the Town Council.

RESOLVED: That the draft letter prepared by Sarah Fitzpatrick is received and the Clerk submits the letter, subject to the approval by Bollington and Adlington on behalf of these councils. (NC)

98. To consider purchasing a licence for mapping software from Parish Online at a cost of £1,080+VAT

This software will be very helpful when working on the new Local Plan and Neighbourhood Plan.

RESOLVED: That the purchase of the mapping software at a cost of £1,080 is approved. (NC)

99. To receive and consider the letter from Belport and to agree if the Town Council wish to attend a meeting to discuss the proposed development.

RESOLVED: That the letter from Belport inviting the Town Council to a meeting is received and it is agreed that the Clerk will attend the meeting on behalf of the Town Council and provide an update at the next Planning & Environment Committee meeting. (NC)

100. To receive and consider a report from Cllr Clarke on a possible appeal to the public for photos of flooding on possible development sites.

Evidence of flooding might be important when considering planning applications in the future. A good way of getting evidence is to for residents to take photos of any flooding and ask them to share these with the Town Council.

RESOLVED: That the report from Cllr Clarke is received and the public will be asked to provide photographs of any flooding to the Town Council. (NC)

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

Application: 26/2698/ADV

Location: Poynton Christian Fellowship, 307 Park Lane, Poynton, SK12 1RJ

Proposal: Advertisement consent for replacement illuminated signage for PCF Church/Hockley Centre

Recommendation: Poynton Town Council note that the Hockley area is now predominately residential, with various local shops and offices having been converted into residential uses over recent years. The Planning Officer should ensure that the proposed illuminated signs are appropriate in such an area and comply with relevant planning policies, including:

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development), SE1 (Design) and Policy SE7 (Historic Environment)**
- **Poynton Neighbourhood Plan: EGB15 (Heritage) and EGB20 (Unlisted heritage assets)**
- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies GEN 3 (Advertisements), HOU12 (Amenity) and HER1 (Heritage assets)**

Heritage Issues: The church was built in 1832 and is the oldest church building in Poynton. It is an unlisted heritage asset, and the application should be reviewed by the Heritage Officer to ensure compliance with Local Plan Policy SE7 (Historic Environment), SADPD Policy HER1 (Heritage Assets) and Poynton neighbourhood Plan policies EGB15 (Heritage) and EGB20.

Highway Safety: The sign on the east elevation will be visible to traffic driving down Coppice Road and turning into Park Lane from Middlewood Road and Towers Road. A pelican crossing is close to the site. The Highways Officer should be asked to comment on the possible risk of an illuminated sign distracting drivers using the road.

Application: 26/3023/HOUS

Location: 7 Dunlin Close, Poynton, SK12 1JS

Proposal: Proposed single storey rear and side extension

Recommendation: No Objection

Application: 26/3040/HOUS

Location: 36 Balmoral Drive, Poynton, SK12 1JN

Proposal: Demolition of the existing detached single-storey garage and erection of a new single-storey side extension

Recommendation: Poynton Town Council have no objection in principle to the proposed extension, providing the Planning Officer is satisfied that the proposed extension is not unneighbourly to nearby properties, are in keeping with the character of the existing properties on Balmoral Drive and comply with relevant planning policies, including:

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

Application: 26/2857/CLPUD

Location: 65 Yew Tree Lane, Poynton, SK12 1PS

Proposal: Certificate of lawful proposed development of a detached garage

Recommendation: The Town Council urges the Planning Officer to visit the site and ensure the proposed garage is not unneighbourly to nearby properties and complies with the relevant planning regulations and rules regarding lawful development.

Poynton Town Council notes that the site plan appears to show that the proposed garage is almost 1 metre lower than the garden. The notes say that the approximate finished height is 2.1 metres from garden level, 2.0 metres from patio level and 3 metres from garage slab level. This would appear to limit use as a garage by preventing access with a vehicle.

We also note that the Government's Planning Portal says that under permitted development rules, there is a "Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse." The site plan suggests that the garage is close to the site boundary.

102. To agree any communication messages from this meeting.

RESOLVED: That the following Communication messages were agreed:

- Belport meeting at Adlington on Thursday 10th September 2026
- Photographs of flooding
- New mobile tip (NC)

103. Urgent item of business – Noise from an event

A resident who had attended the Councillor surgery on Saturday had complained about noise levels from the Sport's Club event on Friday evening. As the matter had arisen after the agenda was issued, the Chair requested that an item was added under SO19.

RESOLVED: That the noise arising from an event at the Sport's Club is added to the agenda under SO19 (NC)

104. Noise from the event at Poynton Sports Club

Members discussed the concerns raised by a member of the public regarding noise. The resident was going to raise her concerns directly with the Sports Club. It was noted that noise levels had been much lower on the following evening. No further action was required.

Meeting End Time 09.30 pm

Signature

Date