MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 28TH SEPTEMBER 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, S Lees, J Saunders and T Swatridge.

Officers in attendance: Kate McDowell (Deputy Town Clerk)

105. 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.

106. Questions from members of the public.

There were no members of the public in attendance.

107. Apologies for absence.

Cllrs P Oakes, L Podmore

108. Declarations of disclosable pecuniary or other interests.

There were no declarations made.

109. To approve the minutes of the Planning & Environment Committee meeting on 7th September 2026.

RESOLVED: That the minutes of the Planning & Environment Committee meeting held on the 7th September were approved. (NC)

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

The Deputy 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 2026-2027. (NC)

111. To receive and consider a report from the Clerk on the 391 bus morning capacity issues and meetings held with Cheshire East and Belle Vue Buses to try and resolve.

Belle Vue have confirmed that in the short term they will allocate a 52-capacity school bus to the route.
In the medium term they are working with Cheshire East to fund a new bus that is currently being prepared in the garage, once this is agreed they will let us know.

RESOLVED: That the update regarding the 391 morning bus service capacity is received. (NC)

112. To receive and consider the email between Peter Emery (a Planning Consultant for SANT) and Cheshire East regarding their 5-year Housing Supply.

Members discussed the report. It was noted that Mr Emery believes that Cheshire East may have miscalculated their 5-year Housing Supply figure, leading to speculative planning applications in the Green Belt.

RESOLVED: That the Deputy Clerk seeks permission from Peter Emery to forward the report to Cllr Mick Warren, Cheshire East Portfolio Holder for Planning so we can request his comments. (NC)

113. To receive and consider the Cheshire East Council Public Spaces Order Consultation on Excessive Vehicle Noise and Anti-Social Driving in Public Spaces and agree a response if appropriate.

RESOLVED: That the Town Council should respond to the Cheshire East Council Public Spaces Order Consultation on Excessive Vehicle Noise and Anti-Social Driving in Public Spaces survey to confirm they are in favour (NC)

114. To receive and consider an email from Jones Homes regarding affordable homes on Glastonbury Fold estate.

Members noted that Jones Homes aim to build the affordable homes and then sell them to an affordable provider such as Peaks and Plains who will then sell/manage/rent the properties in accordance with the Cheshire East Council affordable housing scheme.

RESOLVED: That the email from Jones Homes regarding affordable homes on the proposed Glastonbury Fold estate is received. (NC)

115. To receive and consider a report from the Clerk on the meeting with Belport.

Members noted that Belport addressed some of the concerns raised by residents and councillors on their plans for a new “Adlington Park” development. Other concerns remain.

RESOLVED: That the report from the Clerk on the meeting with Belport regarding their plans for the new Adlington “Community” is received (NC)

116. To receive and consider the Adlington New Town Task & Finish Group minutes.

It was noted that until the outcome of the New Towns consultation is known, the working group cannot be discontinued but would be suspended until that time. It was also noted that quarterly “cluster meetings” would take place with local Towns and parishes to discuss any large issues or projects that cross borders.

RESOLVED: That the minutes from the Adlington New Town Task & Finish Group are received (NC)

117. To agree a response to the Adlington Park consultation.

Members agreed the draft response.

RESOLVED: That the draft response to the Consultation by Belport on Land at Adlington Park is finalised and should be submitted (NC)

118. To receive and consider the anonymous Peak Cluster report and Peak Cluster Newsletter.

Members agreed that they would revisit when the consultation resumes in 2027.

RESOLVED: That the Peak Cluster report and Newsletter were received . (NC)

119. To receive and consider a report from the Clerk on the meeting with Cllr Warren regarding the former Vernon Infants School sale.

RESOLVED: That report from the Clerk on the meeting with Cllr Warren regarding the former Vernon Infants School sale was received, and the Clerk should continue to chase a response from Cllr Warren on the outcome of his discussion with the Leader and Deputy Leader regarding the same. (NC)

120. To note the Planning Inspectorate appeal decision on Land South of Coppice Road, Poynton SK12 1SP.

RESOLVED: That the decision to allow the appeal and grant permission in principle for up to 7 residential dwellings to be built on Land South of Coppice Road, Poynton SK12 1SP is noted with extreme regret (NC)

121. To receive and consider the Stockport Local Plan publication and decide if a response is appropriate.

The final Regulation 19 consultation on the draft Stockport Local Plan is now open. Comments must focus on whether the plan is legally compliant and sound.

RESOLVED: That the Chair prepare a short statement summarising the Town Councils position on the draft Stockport Local Plan for consideration at the next Committee meeting on the 19th October 2026. (NC)

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

Cllr Saunders discussed the recently published investigation report by the Scrutiny and Standards Committee on the letter the Leader & Deputy Leader of Cheshire East signed in favour of Adlington New Town. Cllrs Sewart and Beanland are due to attend an Audit & Governance meeting at Cheshire East on 1st October 2026 where this will be discussed further.

RESOLVED: That the update from Cllr Saunders regarding the investigation report on the Leader & Deputy Leaders' letter regarding Adlington New Town was received and any further updates from the Audit & Governance meeting awaited with interest.(NC)

123. To receive and consider a report from the Chair on 129 Coppice Road, Poynton SK12 1SN to agree its submission to the Brownfield Land Register at Cheshire East.

RESOLVED: That the draft submission to submit 129 Coppice Road, Poynton SK12 1SN to the Brownfield register is approved and submitted to Cheshire East and that the Chair prepares a further report on the possible inclusion of the Old Johnnie Johnson Offices, Spinners Lane, Poynton for consideration at the next Committee meeting on the 19th October 2026. (NC)

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

Application: 26/3222/VOC
Location: Land adjacent to The Hunting Lodge, Coppice Road, Poynton SK12 1SP
Proposal: Move position of bungalow to allow for parking space at the front of the house and planting of new hedge.

RECOMMENDATION: The Town Council has no objection in principle, but The Coppice is a private road which is also a well-used public footpath (number 45). The Public Rights of Way Officer and the Highways Officer should be consulted. (NC)

Application: 26/3208/CLPUD
Location: 6 Warren Close, Poynton SK12 1HW
Proposal: Certificate of lawful development for proposed single storey side extension.

RECOMMENDATION: No Objection (NC)

Application: 26/3218/HOUS
Location: 17 Yew Tree Lane, Poynton, SK12 1PU
Proposal: Single storey side extension with glazed roof canopy.

RECOMMENDATION: No Objection but would suggest that a condition be added requiring that the proposed side window is glazed in obscured glass. (NC)

Application: 26/3184/HOUS
Location: 10 Puffin Avenue, Poynton, SK12 1XJ
Proposal: First floor side extension. New gable roof over replacement porch. New rendered finish to ground floor front elevation walls.

RECOMMENDATION: Poynton Town Council notes that the first-floor extension will increase the massing of the house and must cause some loss of light to the next-door house at 12 Puffin Avenue. The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby houses, are in keeping with the character of the existing properties in the neighbourhood 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). (NC)

Application: 26/3249/HOUS
Location: 144 Dickens Lane, Poynton, SK12 1NU
Proposal: Single storey front/rear extensions, first floor side addition and surface treatment changes.

RECOMMENDATION: Poynton Town Council notes that the first-floor extension will increase the massing of the house and must cause some loss of light to the next-door house at 146 Dickens Lane. The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby houses, are in keeping with the character of the existing properties in the neighbourhood 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).

To prevent overlooking and loss of privacy, a condition should be imposed requiring that the proposed new window in the east elevation of the side extension be glazed in obscured glass. (NC)

Application: 26/3308/CLPUD
Location: 2 Spenlow Close, Poynton, SK12 1YT
Proposal: Certificate of proposed Lawful development -The proposal comprises the construction of an extension to the rear of an existing residential property, as well as the construction of a new porch to the front elevation.

RECOMMENDATION: No objection.

Application: 26/3237/HOUS
Location: 45 Grebe Close, Poynton, SK12 1HU
Proposal: Proposed single storey rear extension.

RECOMMENDATION: No objection.

Application: 26/3397/PRIOR-1A
Location: 10 Summerson Way, Poynton, SK12 1FX
Proposal: Prior Approval for a single storey rear extension, extending 3.35m beyond the rear wall, maximum height of 3.5m and eaves height of 3m.

RECOMMENDATION: No Objection, providing the Planning Officer is satisfied that the plans conform to rules of the Prior Approval scheme for household extensions. (NC)

125. To agree any communication messages from this meeting.

RESOLVED: That the following Communication messages were agreed:

- **Have Your Say posts on:**
    - **Peak Cluster link to the page and state the Town Council will be submitting a response to the consultation when it opens next year**
    - **Stockport Local Plan, due to its closeness to Poynton's borders (NC)**

126. To resolve to exclude the press and public on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

RESOLVED: That the Press and Public were excluded (NC)

127. To receive an update from the Clerk on Poynton Pool

Members reviewed the report on proposed works.

RESOLVED: Members received the report. (NC)

Meeting End Time 08.40 pm

Signature ……

Date ……..