

# Northern Planning Committee

## Agenda

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| <b>Date:</b>  | <b>Wednesday 12th November 2025</b>                             |
| <b>Time:</b>  | <b>10.30 am</b>                                                 |
| <b>Venue:</b> | <b>The Capesthorne Room - Town Hall, Macclesfield, SK10 1EA</b> |

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Please note that members of the public are requested to check the Council's website the week the Northern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

Please Note: This meeting will be live streamed. This meeting will be broadcast live, and a recording may be made available afterwards. The live stream will include both audio and video. Members of the public attending and/or speaking at the meeting should be aware that their image and voice may be captured and made publicly available. If you have any concerns or require further information, please contact Democratic Services in advance of the meeting.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

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For requests for further information

**Contact:** Rachel Graves

**E-Mail:** [rachel.graves@cheshireeast.gov.uk](mailto:rachel.graves@cheshireeast.gov.uk)

**To register to speak on an application please email:** [Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk)

3. **Minutes of the Previous Meeting (Pages 3 - 6)**

To approve the Minutes of the meeting held on 1 October 2025 as a correct record.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **25/1064/OUT - LAND ADJOINING JENNY HEYES HEYES LANE, ALDERLEY EDGE, CHESHIRE EAST, SK9 7LH: Outline planning application for 9 dwellings (access considered all other matters reserved). (Pages 7 - 38)**

To consider the above planning application.

6. **25/0454/PIP - LAND OFF WATERLOO ROAD, POYNTON, CHESHIRE EAST, SK12 1RZ: Permission in Principle for up to 2 no. dwellings (Pages 39 - 64)**

To consider the above planning application.

7. **25/0958/PIP - LAND OFF BOLSHAW FARM LANE, HEALD GREEN, CHEADLE, CHESHIRE EAST, SK8 3JZ: Permission in Principle for up to 6no. dwellings (Pages 65 - 84)**

To consider the above planning application.

8. **Cheshire East Borough Council (Chelford - Land south of Pepper Street) Tree Preservation Order 2025 (Pages 85 - 124)**

To consider the report on the Tree Preservation Order.

**Membership:** Councillors M Beanland, S Bennett-Wake, T Dean, K Edwards, A Harrison, S Holland, T Jackson, J Smith, J Snowball, F Wilson (Vice-Chair) and M Warren (Chair)