

Northern Planning Committee

Agenda

Date: **Wednesday 14th January 2026**

Time: **10.30 am**

Venue: **The Capesthorne Room - Town Hall, Macclesfield, SK10 1EA**

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

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.

For requests for further information

Contact: Rachel Graves

E-Mail: rachel.graves@cheshireeast.gov.uk

To register to speak on an application please email: Speakingatplanning@cheshireeast.gov.uk

3. **Minutes of the Previous Meeting (Pages 5 - 8)**

To approve the Minutes of the meeting held on 12 November 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. **25/2053/FUL - LAND OF THE FORMER KNOWLE HOUSE, SAGARS ROAD, HANDFORTH, SK9 3EA: Erection of care home facility to provide 76no. bedspaces including new parking, landscaping and other works to facilitate the development (Pages 9 - 54)**

To consider the above planning application.

6. **25/3610/OUT - LAND AT PIGGIN SHAW, ALTRINCHAM ROAD, SK9 5NW: Outline application for the phased development of up to 4 residential self-build, custom-build or open market dwellings, all matters reserved apart from primary access point and associated infrastructure (Pages 55 - 74)**

To consider the above planning application.

7. **25/3557/FUL - QC65 FIRST AVENUE, POYNTON, STOCKPORT, SK12 1ND: Change of use of QC65, First Avenue from Use Class B2 (General Industry) to Use Class B8 (Storage and distribution) and alterations to the existing building (Pages 75 - 88)**

To consider the above planning application.

8. **25/4184/PIP - LAND AT LOSTOCK HALL ROAD, POYNTON: Permission in principle for one dwelling (Pages 89 - 110)**

To consider the above planning application.

9. **25/3963/PIP - CAUDEBEC CONGLETON ROAD, ALDERLEY EDGE, CHESHIRE EAST, SK9 7AL: Permission in principle for the construction of up to 2 dwellings (Pages 111 - 128)**

To consider the above planning application.

10. **25/1197/FUL - DAWSON FARM BUXTON ROAD, BOSLEY, MACCLESFIELD, CHESHIRE EAST, SK11 0PX: Demolition of existing agricultural buildings and dwellinghouse, and construction of new replacement dwellinghouse with associated renewables and landscaping (Pages 129 - 156)**

To consider the above planning application.

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