

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 12th November, 2025 in the The Capesthorne Room -
Town Hall, Macclesfield, SK10 1EA

PRESENT

Councillor M Warren (Chair)
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, S Bennett-Wake, T Dean, K Edwards, A Harrison,
S Holland, T Jackson, J Smith and J Snowball

Officers in attendance

Paul Wakefield, Planning Team Leader
Nick Hulland, Principal Planning Officer
Emma Hood, Principal Arboriculture Officer
Neil Jones, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

21 APOLOGIES FOR ABSENCE

There were no apologies for absence.

22 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to Item 7: 25/0958/PIP Land off Bolshaw Farm Lane, Heald Green, Councillor J Smith declared in the interests of openness that she was one of the ward councillors for this application and stated that she had not taken part in any discussions on the application.

In relation to Item 6: 25/0454/PIP Land of Waterloo Road, Poynton, Councillor M Beanland declared in the interests of openness that he was a member of the Poynton Town Council Planning Committee and when that committee had considered this application, he had not taken part any discussion or decision and had not predetermined the application.

In relation to Item 6: 25/0454/PIP Land of Waterloo Road, Poynton, Councillor S Holland declared in the interests of openness that she knew one of the public speakers on this application but had not discussed the matter with them.

23 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 1 October 2025 be confirmed as a correct record.

24 PUBLIC SPEAKING

The public speaking procedure was noted.

25 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).

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Wilmslow Town Councillor Jon Newell, Alderley Edge Parish Councillor Ali Bates and Mr Stephen Harris (Agent).

A written statement was read out on behalf of Councillor Craig Browne (Alderley Edge ward member).

RESOLVED:

That the application be REFUSED against officer recommendations, for the following reasons:

Inappropriate development in the Green Belt – Site does not meet the definition of Grey Belt as it makes a strong contribution to purpose (a) and is contrary to paragraph 155a. Proposal also contrary to paragraph 155c, as it is not in a sustainable location

Should the application be the subject of an appeal, approval is given to enter into a S106 Agreement with the following Heads of Terms:

S106	Amount	Trigger
Provision of Affordable Housing	2 affordable units should 8 or 9 dwellings come forward at Reserved Matters. 1 affordable unit should 7 dwellings come forward at Reserved Matters	To be completed before 50% of the market housing is sold or let
On-site incidental open space management and maintenance	Establishment of a private management company	Prior to the occupation of the first dwelling

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning had delegated authority to do so in consultation with the Chair of Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

26 25/0454/PIP - LAND OFF WATERLOO ROAD, POYNTON, CHESHIRE EAST, SK12 1RZ: PERMISSION IN PRINCIPLE FOR UP TO 2 NO. DWELLINGS

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Jos Saunders (ward councillor), Poynton Town Councillor Laurence Clarke, Jennie Jefferies (objector) and Mr Gareth Salthouse (agent).

RESOLVED:

That the application be REFUSED against officer recommendations, for the following reasons:

Inappropriate development in the Green Belt – Site does not meet the definition of Grey Belt as it makes a strong contribution to purpose (a) and is contrary to paragraph 155a. Proposal also contrary to paragraph 155c, as it is not in a sustainable location. Additional harm to the Green Belt arising from conflict with Green Belt purpose c) – safeguarding the countryside from encroachment

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning had delegated authority to do so in consultation with the Chair of Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

27 25/0958/PIP - LAND OFF BOLSHAW FARM LANE, HEALD GREEN, CHEADLE, CHESHIRE EAST, SK8 3JZ: PERMISSION IN PRINCIPLE FOR UP TO 6NO. DWELLINGS

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Handforth Town Councillor Roger Small and Mr Matt Claxton (agent).

RESOLVED:

That the application be REFUSED against officer recommendations, for the following reasons:

Inappropriate development in the Green Belt – Site does not meet the definition of Grey Belt as it makes a strong contribution to purpose (a) and is contrary to paragraph 155a. Proposal also contrary to paragraph 155c, as it is not in a sustainable location. Additional harm to the Green Belt arising from conflict with Green Belt purpose c) – safeguarding the countryside from encroachment.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning had delegated authority to do so in consultation with the Chair of Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

28 CHESHIRE EAST BOROUGH COUNCIL (CHELFORD - LAND SOUTH OF PEPPER STREET) TREE PRESERVATION ORDER 2025

The Committee considered the report on the background and issues surrounding the making of a Tree Preservation Order on 15 July 20205 at land south of Pepper Street, Chelford, and the considered the representation made to the Council with regard to the content of the Tree Preservation Order.

RESOLVED:

That the Tree Preservation Order at Land south of Pepper Street, Chelford, be confirmed with no modifications.

The meeting commenced at 10.30 am and concluded at 2.49 pm

Councillor M Warren (Chair)