

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.00PM ON MONDAY 26TH APRIL 2021 VIA TEAMS MEETING.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, S Lees, Mrs J Saunders, and Ms H Whitaker

Officers in attendance: H Barlow (Town Clerk), K McDowell, (Deputy Clerk)

195. Recording of meeting

The Chair confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when draft minutes are approved. There were no other declarations of a recording.

196. Questions from members of the public

Three members of the public were in attendance to speak about agenda item 8, 21/0020M: Wild Explorers Forest School, land off Chester Road, Poynton.

The Chair proposed to re-order the agenda so that item 8 would be discussed after item 4.

RESOLVED: The agenda is re-ordered so that item 8 is discussed after item 4. (NC)

197. Apologies for absence

Cllr Podmore and Cllr Waterhouse.

198. Declarations of disclosable pecuniary or other interests

The following Declarations of Interest were declared and Councillors will not take part in the discussion or vote.

Cllr Mrs Jos Saunders regarding agenda item 9, 20/0887M Poynton British Legion.

Cllr Mike Beanland regarding item 9, 20/0887M Poynton British Legion.

Cllr Simon Lees regarding 21/1996M, 207 Coppice Road.

199. To receive and consider the Design and Access Statement receive in relation to planning application 21/0020M, Wild Explorers Forest School at land off Chester Road, Poynton and agree a further response if required.

The applicant spoke in favour of this application. Councillors asked questions in relation to permanent structures, parking on site and utility services.

It was confirmed that all structures are temporary and will be hidden from view amongst the existing trees.

There are no parking provisions on site. The School will encourage parents to walk instead of using their cars.

The Clerk advised that there had been two enquiries from concerned members of the public around parking provision for this site. It was noted that the nursery will use solar lanterns and composting toilets. Water will be brought onto site daily.

RESOLVED: That the Clerk prepares a response to Cheshire East (wording to be agreed under SO51) advising that Poynton Town Council have no objection to the application providing that

- the temporary structures are built in a way that does not endanger the Green Belt status of the land.
- There are no permanent structures erected on the site now or in the future.
- There is adequate and safe parking provision and the Highways Officer is satisfied with the proposed arrangements. (N/C)

200. Approve the minutes of the previous meeting held on 19th March 2021.

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 29th March 2021 are approved (N/C)

201. To note the following actions that were taken under S051:

- a) Planning decisions 19th April 2021
- b) Additional comments for 21/0264M: 64 Dickens Lane, Poynton planning application.

RESOLVED: That the actions agreed under SO51 decisions were noted (NC)

202. To receive and consider the High Lane Neighbourhood Plan, the report from John Knight in relations to the Neighbourhood Plan and to agree a response.

RESOLVED: That the response prepared by John Knight is submitted (NC)

203. To receive and consider a verbal report from the Clerk on planning application 20/0887M, Poynton Royal British Legion Club, Georges Road West and to agree any actions.

The Clerk provided a verbal report and advised she had been contacted by a resident who is a neighbour of the Legion. He is concerned about the following:

- 1) Neighbours were not consulted on the original planning application.
- 2) The closure of the bowling green facility
- 3) The change of use of the bowling green to a seating area.
- 4) The planning condition regarding the installation of the exterior lights was not discharged.

Councillors discussed the issue and noted that the installation of the tables on the bowling green was possibly temporary due to the current Government restrictions on licenced premises only being able to serve outdoors. It was noted that the Legion was currently closing at 9.30pm in the evening. It was acknowledged that the tables

were well used and the area was very busy with younger people drinking and socialising

It was proposed that:

- 1) a letter is sent to Cheshire East Planning Enforcement asking if permission for change of use was required for the bowling green and to obtain clarification if the condition re exterior lighting was discharged.
- 2) The Clerk should inform the resident of this action.

RESOLVED: That the report from the Clerk is received and a letter sent as above (4 for, 2 abs)

204. The Chair proposed that an additional item should be added to the agenda under SO19(D) to agree which member of the Committee should represent Poynton Town Council at the Cheshire East Northern Planning Board regarding planning application for 20/5087M - 207 Coppice Road, Poynton.

RESOLVED: That the urgent agenda item is added under S019(D) and that Cllr Laurence Clarke will represent Poynton Town Council at the meeting (NC)

205. Planning applications received for consideration:

Application No: 21/1640M

Location: Middlewood Stables, Lyme Road, Poynton SK12 1TH

Applicants Name: Miss Angela Derbyshire

Proposal: Conversion and extension of existing building to form dwelling

Recommendation: Poynton Town Council notes that Cheshire East approved a similar application, ref. 19/4590M, in 2019.

1. The Town Council remain concerned at the impact on the Green Belt, which will be greater as the latest application has three bedrooms and more than twice the gross internal floor area compared to the 2019 application, which had only one bedroom.
2. The Town Council note that this site is east of the Middlewood Way and is therefore part of the Peak Fringe Local Landscape Designation Area (formerly known as Land of Special County Value), subject to Local Plan Policy SE4.
3. The 2019 application included a dedicated garden area, which appears to be absent from the latest application. A 3-bedroom house should have its own garden area to ensure the amenity of occupants, especially children.
4. If approved, this application should have a planning condition imposed similar to that on 19/4590M: *“The dwelling on the site shall be limited to the manager of the equine business operated on the site, or a widow or widower of such a person, and to any resident dependents.”*
5. The fields associated with the site are often muddy with standing water – see the photos submitted in support of application 20/1358M, also for Middlewood Stables. We note that on the application form for the current plans, Question 11 says surface water will be disposed of via a “soakaway”, while Question 13 says foul sewage is disposed of in a septic tank. It is not clear that such provision

could cope with the increased water runoff and waste from a three-bedroom house.

6. Cheshire East should seek the advice of their Flood Risk Team to ensure that the site is suitable for a dwelling and will not risk flooding of neighbouring land or the Middlewood Way (which runs in a cutting at this point). **(N/C)**

Application No: 21/1647M

Location: 19 Mill Hill Avenue, Poynton SK12 1EQ

Applicants Name: Mr Anthony

Proposal: Single storey rear extension to existing semi – detached dwelling house

Recommendation: No Objection **(N/C)**

Application No: 21/1667M

Location: 19 Mill Hill Avenue, Poynton, SK12 1EQ

Applicant: Mr Anthony

Proposal: Certificate of proposed lawful use for building a brick garage built directly above the footprint of an existing timber shed.

Recommendation: No objection, subject to the following points:

1. The Highways Officer should be asked to confirm that the proposed new garage and site layout will not endanger highway safety on Mill Hill Hollow, a narrow single-track road with a poor junction onto Woodford Road. Woodford Road is often busy at this point and there have been several accidents in the vicinity.
2. The Public Rights of Way Officer should be asked to comment on the impact on Mill Hill Hollow, which is Public Footpath number 3 in Poynton and Worth.
3. A planning condition should be imposed that the new garage shall be used only as storage for domestic vehicles incidental to 19 Mill Hill Avenue, Poynton. **(N/C)**

Application No: 21/1775M

Location: 6 Warford Avenue, Poynton, SK12 1SY

Applicant: Mr Hine

Proposal: Certificate of lawful proposed use for ground floor extension to the rear of the property. Installation of new pitched rooflights into existing mono-pitched roof to the side of the property.

Recommendation: No objection - but would suggest the window facing 4 Warford Avenue is glazed in obscured glass. **(N/C)**

Application No: 21/1894M

Location: 20 Park Avenue, Poynton SK12 1QY

Applicants Name: Mr Stephen Robinson

Proposal: Rear loft extension/conversion and single storey side extension

Recommendation: Poynton Town Council has no objections, providing the Planning Officer is satisfied that the proposed second-floor loft extension conforms with the requirements of Policies SD2 (Sustainable Development Principles) and SE1 (Design) of the Cheshire East Local Plan and saved policies DC1, DC2 and the separation distances defined in policy DC38 of the Macclesfield Local Plan. **(N/C)**

Application No: 21/1905M

Location: 5 Lower Park Crescent, Poynton SK12 1EF

Applicants Name: Mr & Mrs Capaldi-Lambert

Proposal: Proposed two storey rear extension and new front porch to an existing semi-detached house

Recommendation: Poynton Town Council objects to this application for the following reasons:

Poynton Town Council objects to this application as the proposed extension is contrary to Policies PG3 (Green Belt), SD2 (Sustainable Development Principles) and SE1 (Design) of the Cheshire East Local Plan, saved Policies DC1, DC2, DC3 and GC12 of the Macclesfield Local Plan and Policy HOU11, HOU13 and HOU14 of the Poynton Neighbourhood Plan.

The proposed two-storey rear extension faces roughly south-west and so will project a significant shadow over 7 Lower Park Crescent for parts of the day.

Loss of privacy. The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.

Cramped development. The proposal by reason of scale, form and design would result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the area. The gap between the proposed rear extension and the boundary with 7 Lower Park Crescent appears to be significantly less than 1 metre wide.

Extension Unneighbourly. The proposed extension, by virtue of its size, design, and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of that property.

Green Belt. The proposal may be an inappropriate form of development in the Green Belt as defined by the Development Plan as the total extensions may exceed 30 per cent of the original floor area, so contravening retained policy GC12 of the Macclesfield Local Plan. **(N/C)**

Application No: 21/1941M

Location: 261 Park Lane, Poynton, SK12 1RJ

Applicants Name: Mr K Nagle

Proposal: Proposed single storey front extension.

Recommendation: No objection. **(N/C)**

Application No: 21/1996M

Location: 207 Coppice Road, Poynton SK12 1SW

Applicants Name: Mr P Averell

Proposal: Erection of two storey extension to side (resubmission of application ref: 20/5444M).

Recommendation: Poynton Town Council reiterate our concerns regarding this application, which does not address all the issues raised regarding the previous application 20/5444M:

1. Poynton Town Council remain concerned that the plans supporting this application are misleading, as they show the entire existing garden of 207 Coppice Road and ignore the fact that a planning application (ref. 20/5087M) is currently under consideration to build two houses on a large part of this garden.
2. It is not clear how close the proposed extension would be to the site boundary that would be created if application 20/5087M is approved. If this is less than 1 metre, the Town Council objects to this application as being in breach of policy HOU14 of the Poynton Neighbourhood Plan and Policy SD2 of the Cheshire East Local Plan.
3. We note that the size of the proposed extension has been reduced. However, if the total floor area of the extension still exceeds 30 per cent of the floor area of the property as it existed in 1948, the Town Council further objects on the grounds that the proposed extension breaches retained policy GC12 of the Macclesfield Local Plan.
4. The Town Council remain concerned at the possible impact on the large pond at the rear of the property. We would also draw the attention of the Planning Officer to comments submitted regarding application 20/5087M by the Cheshire East LLFA flood risk management team regarding surface water drainage. As this effectively covers the same site, similar conditions should also be considered for this application. **(N/C)**

Application No: 21/1919M

Location: 39 Tapley Avenue, Poynton, SK12 1XX

Applicants Name: R Whittaker

Proposal: Single storey rear extension

Chair's Comments: Semi-detached 1970s house, at the end of a cul-de-sac. The house has been extended with a conservatory at the rear. The site borders Public Footpath 78, which runs from Dickens Lane to Marley Road.

Recommendation: No objection, but the Town Council would urge the Planning Officer to consult with the Public Rights of Way team regarding the impact on Footpath 78.

Suitable planning conditions should be imposed to prevent the public footpath being used for storing plant and construction materials or used by builders to access the site. **(N/C)**

Application No: 21/2002M

Location: Trigo South Park Drive, Poynton SK12 1BN

Applicants Name: Rushton

Proposal: Single storey rear Extensions

Recommendation: No Objection **(N/C)**

Application No: 21/2018M
Location: The White House, London Road North, Poynton, SK12 1BX
Applicants Name: R Moffatt
Proposal: Proposed Ground and First Floor Infill Extensions

Recommendation: Poynton Town Council does not object to this application, providing the Planning Officer confirms that the increase in floor area does not exceed 30 per cent of the floor area of the property as it existed in 1948. We note that the existing garage was built more recently so should not count for these purposes.

However, if the limit is exceeded, then the Town Council objects on the grounds that the proposed extension breaches retained policy GC12 of the Macclesfield Local Plan and Policy PG3 of the Cheshire East Local Plan. **(N/C)**

206. Consider and agree any communication messages arising from this meeting.

Members agreed a communication message regarding the outcome of the Northern Planning Committee Meeting decision in relation to planning application 20/2380M, Birch Farm, Coppice Road, Poynton.

RESOLVED: That the communication message in relation to planning application 20/2380M to be drafted by the Deputy Clerk for approval under SO51 was agreed (NC)

Meeting end time: 7.50pm

Chair

Dated.....