

OF THE PLANNING & ENVIRONMENT WORKING GROUP MEETING HELD AT 8.00PM ON MONDAY 7<sup>th</sup> JUNE 2021 VIA TEAMS MEETING.

PRESENT

Chairman: Cllr L A Clarke

Councillors: Mike Beanland, John Waterhouse, Mrs J Saunders, Ms H Whitaker (joined at item 11).

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

1. 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.

2. Questions from members of the public

There were no members of the public in attendance.

3. Apologies for absence

Cllr's Booth, Lees and Swatridge

4. Declarations of disclosable pecuniary or other interests

Cllr L Clarke declared an interest in 21/2453M, 14 Oak Grove and 21/2805M, 30 Oak Grove and will abstain from both discussions and voting.

5. To consider the action log for 2020-2021 and agree recommendations to the Clerk for action under delegated authority

Members reviewed the action log.

1. The Clerk confirmed that the FOI appeal regarding the road safety audit had been sent to Stockport Council and the letter regarding the planning enforcement problems highlighted at the last meeting had also been issued.
2. The ongoing issue of tyres dumped on land off Middlewood Road has been chased again as there has been no response from Cheshire East to date.
3. A member noted that they had been contacted by a resident regarding the planning decision on 4-6 Shrigley Road as there is a discrepancy between the scale drawings and the actual height of the ridge heights. It was confirmed that a decision had not yet been made on this application.

**RESOLVED: That the action log for 2020-2021 was received. (NC)**

6. To receive and consider the planning decision list

The Chair noted that three decisions that had been recommended for refusal by this working group/committee had been approved with conditions by Cheshire East. However, the main reasons why the working group/committee initially recommended

refusal of the applications had since been taken out of revised plans or approval conditions submitted after the Town Council had commented on these cases.

**RESOLVED: That the report is received (NC)**

7. To receive and consider Cheshire East Council's Building Control & Enforcement policies.

The members noted that this is a useful document that will be a good source of reference for the future.

**RESOLVED: That the report was received (NC)**

8. To receive and consider the report from John Knight on the Cheshire East Council's Housing Supplementary Planning Document.

The members agreed that the suggested recommendations should be submitted as the working group/committee's official response.

**RESOLVED: That the recommendations suggested by John Knight are submitted to Cheshire East as the official response from Poynton Town Council (NC)**

9. To receive and consider the report from John Knight on the Cheshire East Council's Consultation: Houses in Multiple Occupation.

The members noted that at the moment Poynton does not currently have any houses in multiple occupation but agreed that the suggested recommendations should be submitted as the working group/committee's official response.

**RESOLVED: That the recommendations suggested by John Knight are submitted to Cheshire East as the official response from Poynton Town Council (NC)**

*The Chair proposed that a matter of urgent business be added to the Agenda under SO16. To receive and consider a further response prepared by John Knight on Bio-Diversity.*

**Resolved: The item is added to the agenda (NC)**

The chair summarised the recommended response which states that Poynton Town Council welcome the introduction of biodiversity as a factor considered by Cheshire East and the use of neighbourhood plans. It was also noted that Poynton does not feature on the map provided and we should ask for this to be rectified. The Chair proposed that the response be submitted to Cheshire East as the official response from Poynton Town Council

**Resolved:** The recommended response should be submitted to Cheshire East as the official response from Poynton Town Council and that we request that Poynton is added to the map **(NC)**

10. To receive and consider a report from the chair on the Sprink Farm development.

The Chair confirmed a resident had contacted him to complain that three units are being built too close to the boundary with his land. The Chair recommended that the Clerk writes to Cheshire East referring to these three plots and the site in general asking them to check all the other units to ensure that they are adhering to the approved plans, including the 8m wide undeveloped buffer zone from Poynton Brook bank. This is particularly important with the history of flooding in area.

**RESOLVED: The Clerk writes to Cheshire East planning enforcement referring to these three plots and the site in general asking them to check all the other units to ensure that they are adhering to approved plans, including the 8 metre wide undeveloped buffer zone from Poynton Brook bank (NC)**

11. Planning applications received for consideration:

Application No: 21/2444M

Location: 4 South Mead, Poynton SK12 1EB

Applicants Name: Mrs Laura Cross

Proposal: Demolition of garage and repositioning, single storey extension to the rear and two-storey extension to the side of dwelling

**Recommendation: Objection, as contrary to Poynton Neighbourhood Plan policies HOU11 and HOU13 and Cheshire East Local Plan policy SD2 and retained policies DC1, DC2 and DC43 in the Macclesfield Local Plan.**

**It appears that the first floor of the proposed side extension will go right up to the site boundary with 6 South Mead, supported on two piers, retaining a passage to the rear on the ground floor level. This would appear to breach Poynton Neighbourhood Plan policy HOU14. The plans do not leave a gap of 1 metre to the side boundary, as the brick piers and first floor side wall go right up to the boundary.**

**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 the occupiers of that property.  
(NC)**

Application No: 21/2453M

Location: 14 Oak Grove, Poynton SK12 1AE

Applicants Name: Mr John Mottershead

Proposal: Two storey rear extension and partial ground floor rear extension. Pitched roof to existing ground floor side extension.

**Recommendation: No objection. (4 agree, 1 abstention)** Cllr L Clarke declared an interest and did not participate in the debate or vote.

Application No: 21/2540M  
Location: 20 Siddington Road, Poynton SK12 1SX  
Applicants Name: Mr Rick Deakin  
Proposal: Proposed part double part single storey rear extension

**Recommendation: No objection (NC)**

Application No: 20/5059M  
Location: 1 Pool House Road, Poynton SK12 1TY  
Applicants Name: Mr John O'Neill  
Proposal: Proposed single storey ground floor rear extension and first floor side extension to an existing dwelling and rear dormer

**Recommendation: The Town Council has previously considered this application – see the minutes for the Planning and Environment Committee meeting on 14 December 2020 (see pages 141 and 142). For unknown reasons, our comments have not been posted on the Cheshire East planning website for Application No: 20/5059M.**

**There have been no amended plans posted recently, only comments from the Flood Risk team. As the Committee has already considered 20/5059M and decided a response, it was agreed that the Town Clerk email our comments from December to Cheshire East asap, noting that these were previously sent five months ago and requesting that they be posted without delay. There does not seem to be any reason to discuss this again at our June 2021 meeting, as the resolution of 14 December is still valid. (NC)**

Application No: 21/2623M  
Location: "Foxmore", 2 King Pool Place, Poynton, SK12 1FW  
Applicants Name: Mr Wolden  
Proposal: Retention of existing access to plot 1 onto South Park Drive, alterations to existing gate pillars, repositioning of drive and associated landscaping.

**Possible Recommendation: No objection, providing that:**

- 1. The Highways Officer confirms that retention of the old access will not raise any issues affecting highway safety.**
- 2. The Trees Officer confirms that the proposed works will not endanger the protected trees on the site. (NC)**

**Application No:** 21/2683M

**Location:** Woodacre, South Park Drive, Poynton SK12 1BS

**Applicants Name:** Mr & Mrs Rodgers

**Proposal:** Proposed erection of detached house, garage and driveway.  
Resubmission of expired planning approval 17/4771M.

**Recommendation:** Poynton Town Council notes that, since a previous application for this site was approved in 2017, the Poynton Neighbourhood Plan has been approved by referendum and entered into force.

1. The Town Council urges that these plans be assessed to ensure they comply fully with the Poynton Neighbourhood Plan, especially Policy HOU15 – Backland and Tandem development. Other relevant policies include HOU7 (Environmental Considerations), HOU8 (Density and Site Coverage) and HOU11 (Design).
2. In view of serious flooding in Poynton in recent years, the loss of garden area and construction of a new house will inevitably result in an increase in surface water run-off. The Cheshire East Flood Risk Team should be consulted on this application. (NC)

Application No: 21/2705M

Location: 15A Chester Road, Poynton SK12 1EU

Applicants Name: H Panchal

Proposal: Proposed log cabin/canopy to the garden

**Recommendation:** No objection, but the Town Council would suggest that the advice of the Environmental Health Officer is sought regarding the issue of noise possibly affecting neighbouring properties. (NC)

Application No: 21/2746M

Location: 68, Dickens Lane, Poynton SK12 1NT

Applicants Name: Mr Andy McConnell

Proposal: Double storey side extension, single storey rear extension and garage conversion.

**Possible Recommendation:** No objection, providing that:

1. The Highways Officer confirms that sufficient car parking spaces will remain after the property is extended and the existing double garage converted for residential use.
2. The Trees Officer confirms that the proposed works will not endanger the protected trees on the site. (NC)

Application No: 21/2759M

Location: 6 Pochard Drive, Poynton SK12 1JU

Applicants Name: Mark Dale

Proposal: Proposed ground floor rear and front extensions

**Recommendation:** No objection (NC)

Application No: 21/2762M

Location: 109 Chester Road, Poynton SK12 1HJ

Applicants Name: Mr David Hughes

Proposal: Proposed single storey rear extension & two storey front extension over existing structure.

**Recommendation: Poynton Town Council has no objection to this application, providing it can be demonstrated clearly that there will be no undue loss of light to the next-door property, 107 Chester Road. (NC)**

Application No: 21/2805M

Location: 30 Oak Grove, Poynton SK12 1AE

Applicants Name: Mr & Mrs Charles

Proposal: Proposed side extension over existing garage & single storey rear extension

**Possible Recommendation No objection (4 agree, 1 abstention)**

Cllr L Clarke declared an interest and did not participate in the debate or vote.

Application No: 21/2853M

Location: 144 Dickens Lane, Poynton, SK12 1NU

Applicants Name: Mr Donaldson

Proposal: First floor side addition and front render

**Recommendation: No objection (NC)**

Application No: 21/2870M

Location: 7 Meadway, Poynton SK12 1EA

Applicants Name: Mr Simon Gosling

Proposal: Proposed bay window to the front elevation

**Recommendation: No objection (NC)**

Application No: 21/2947M

Location: 36 Siddington Road, Poynton, SK12 1SX

Applicants Name: Mr and Mrs Arnold

Proposal: Demolition of existing ground floor single storey side extension. Removal of existing flat roof canopy to front elevation. New two storey side extension. New ground floor single storey extension to rear of property. New mono-pitch tile finish canopy roof to front elevation.

**Recommendation: No objection (NC)**

Application No: 21/2838M

Location: "Rose Lisieux", The Coppice, Poynton, SK12 1SR

Applicants Name: Mrs E McDonagh

Proposal: Certificate of lawful existing development of alterations to existing dwelling

**Recommendation:** Poynton Town Council believe that the proposed extension is disproportionate for a relatively small bungalow in the Green Belt. They would more than double the size of the existing house and so are contrary to Policy SD2 in the Cheshire East Local Plan, policies HOU11 and HOU13 in the Poynton Neighbourhood Plan and retained policies DC1, DC2 and GC12 in the Macclesfield Local Plan.

Policy GC12 limits extensions in the Green Belt to 30 per cent of the original floor area.

The plans should also be rejected for inadequate information, as the plans posted to date on the Cheshire East website do not show the site boundaries or the relationship of the proposed extensions to neighbouring properties.

**(NC)**

12. Communication messages arising

- Bio-Diversity consultation

**Resolved: That the communication messages are agreed (NC)**

Meeting ended at 8.50pm