

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 29<sup>TH</sup> MARCH 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: K McDowell, (Deputy Clerk) and T Juss (Minute Taker)

181. Recording of meeting

The shorthand assistant 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.

182. Questions from members of the public

There were no members of the public in attendance.

183. Apologies for absence

Cllr Podmore.

184. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

185. Approve the minutes of the previous meeting held on 8<sup>th</sup> March 2021.

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 8<sup>th</sup> March 2021 are approved (5 for, 1 abstention)**

186. Receive and consider the action log for 2020-2021.

Members reviewed the action log. The Deputy Clerk provided an update regarding the s215 untidy notice relating to the tyres at Middlewood Road. The matter is still with Cheshire East Council Legal Services.

**RESOLVED: That the action log for 2020-2021 was received. That the Deputy Clerk pursue the issue of the s215 untidy notice relating to the tyres at Middlewood Road prior to the next committee meeting was agreed (NC)**

187. Note the following actions that were taken under SO51:

- a) Approval of the response to the Cheshire East contaminated land consultation.
- b) Approval of the response to the Government's model design code.

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

188. Receive and consider the report from the Planning Inspectorate in relation to the planning appeal for the land between 4-6 Shrigley Road North and the response from Cheshire East Planning Enforcement regarding breaches of planning at the site.

Members reviewed the report from the Planning Inspectorate in relation to the planning appeal for the land between 4-6 Shrigley Road North. The Deputy Clerk confirmed that there had been no response received from Cheshire East Planning Enforcement regarding alleged breaches of planning permission at the site.

**RESOLVED: That the report and decision from the Planning Inspectorate in relation to the planning appeal for the land between 4-6 Shrigley Road North was received. That the Deputy Clerk continues to follow up with Cheshire East Council Planning Enforcement for an update regarding alleged breaches of planning at the site was agreed (NC)**

189. Receive a report from the Chair on the outcome of the Northern Planning Committee Meeting decision in relation to planning application 20/2361M, 43 London Road South, Poynton.

The Chair provided a verbal report on the outcome of the Northern Planning Committee Meeting decision in relation to planning application 20/2361M, 43 London Road South, Poynton. The Chair noted that the Northern Planning Committee were persuaded to vote against the planning application.

**RESOLVED: That the report from the Chair on the outcome of the Northern Planning Committee Meeting decision in relation to planning application 20/2361M, 43 London Road South, Poynton was received. That a formal vote of thanks was expressed to Cllr Clarke for his contribution and representation of Poynton Town Council was approved (5 for, 1 abstention)**

190. Consider and agree whether any further action should be taken in relation to planning application 21/0237D, Sprink Farm, Dickens Lane, Poynton.

Members noted that although the work has proceeded on site, no calculations or report from the Cheshire East Council Flood Risk team has been posted on the Cheshire East Council website and planning application 21/0237D has not received formal approval. Members agreed that it is quite wrong that the developers are proceeding with work under the planning application that is still outstanding.

**RESOLVED: That Poynton Town Council write to Cheshire East Council requesting that they post on site the analysis and the report from the flood risk team on the adequacy of the drainage arrangements and that they ensure that if this application is indeed sufficient that the application is formally approved was agreed (NC)**

The Chair proposed two items of urgent business to be included to the agenda for this meeting: New Homes Report and the Neighbourhood Plan for High Lane.

**RESOLVED: That the two items of urgent business are included on this meeting agenda was agreed (NC)**

191. New Homes Report

Members reviewed the New Homes Report from Mr John Knight.

**RESOLVED: That the report including the recommendations from Mr John Knight on the New Homes Bonus was agreed and submission approved (NC)**

192. Neighbourhood Plan for High Lane

Members reviewed the draft Neighbourhood Plan for High Lane.

**RESOLVED: That the draft Neighbourhood Plan from High Lane be sent to Mr John Knight to appraise prior to the next committee meeting in April 2021 with a recommendation on how best to proceed was agreed (NC)**

193. Planning applications received for consideration:

Application No: 20/2380M

Location: Birch Trees Farm, Coppice Road, Poynton, SK12 1SP

Applicants Name: F Potts, on behalf of the Estate of Mrs Hilda Potts

Proposal: Construction of two detached houses

**Recommendation:** The Town Council maintains its objection to this application.

a) The Town Council notes that the application does not constitute “limited infilling” and falls outside the Higher Poynton village area, as defined under policy HOU1 of the Poynton Neighbourhood Plan. The site is open agricultural land, so it is not a “brownfield” site.

b) The applicants have not demonstrated the “very special circumstances” required to build in the Green Belt. The proposed development will create an area of ribbon development along the south side of Coppice Road.

c) The revised plans do not change the situation that the proposed houses will cause a serious loss of openness in a semi-rural area and obstruct views of open land looking towards Poynton Coppice (a protected woodland).

d) The amended application remains contrary to numerous policies in the Cheshire East Local Plan (for example: MP1, PG3, SD1, SD2, SE1, SE2 and CO1), the Macclesfield Borough Plan (GC1, DC1, DC8, DC37 and DC41) and the Poynton Neighbourhood Plan (EGB8, HOU1, HOU7, HOU8, HOU11 and HOU15).

The Town Council reiterates its previous objections, and the development is recommended for refusal for the following reasons:

1. The National Planning Policy Framework (NPPF) advocates a presumption in favour of sustainable development and also indicates that development should be restricted in certain cases including land designated as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence. The whole application site is designated as lying within the North Cheshire Green Belt. A key function of this part of the Green Belt is to maintain the character, openness and rural appearance. The proposal for the redevelopment of the existing garden area for residential purposes is considered to constitute inappropriate development in the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it.

2. The case put forward by the applicant to justify inappropriate development in the Green Belt does not constitute very special circumstances sufficient to outweigh the harm by reason of inappropriateness and any other harm to the Green Belt. Accordingly, the proposal is contrary to paragraphs 11 and 145 of the NPPF through conflict with national policy for the potential redevelopment of previously developed land (PDL) and for sustainable development through an up-to-date Development Plan led approach to development as is required. The Town Council notes that the application does not constitute "limited infilling" and falls outside the Higher Poynton village area, as defined under policy HOU1 of the Poynton Neighbourhood Plan. The site is open agricultural land, so it is not a "brownfield" site.

3. The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan Strategy 2017:

MP1 Presumption in favour of sustainable development

PG3 Green Belt

SD1 Sustainable development in Cheshire East

SD2 Sustainable development policies

SE1 Design

SE2 Efficient use of land

CO1 Sustainable travel and transport

4. The proposed development conflicts with the following up-to-date Development Plan policies of the Saved policies of the Macclesfield Borough Local Plan:

GC1 Green Belt – new buildings

DC3 Design – amenity

DC8 Landscaping

DC37 Residential – landscaping

DC41 Infill Development:

5. The proposed development is in conflict with the following up-to-date Development Plan policies of the Poynton Neighbourhood Plan 2019:  
EGB8 Protection of rural landscape  
HOU1 Higher Poynton  
HOU7 Environmental considerations  
HOU8 Density and site coverage  
HOU11 Design  
HOU15 Backland and tandem development

6. Highways Issues - The Town Council urges that a qualified Highways Engineer visits the site to conduct a full review of the highway issues. The proposed development may pose a serious threat to highway safety:

a) the proposed new houses will increase traffic movements onto a busy length of Coppice Road, near the junction with Shrigley Road North and adjacent to the bus stop.

b) the site is close to the Macclesfield Canal, Middlewood Way and Lyme Park, and there is considerable and often dangerous parking on Coppice Road by people visiting the area for recreational purposes.

7. Flood Risk- There was extensive flooding in Poynton during June 2016 and July 2019. Loss of the open fields and increased run-off from the new houses would increase the risk of flooding downhill in Poynton village. Despite this, the applicants have not provided a flood risk report.

8. Utilities - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents experience frequent electricity cuts, while residents of Coppice Road have complained of sewage backing up into their houses. Both the electricity and sewer infrastructure are old and struggle to cope with increased development and the conversion of former commercial or agricultural buildings into housing. The applicants make no proposals to address these issues.

The development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: *“Development should wherever possible ... provide appropriate infrastructure to meet the needs of the local community including: ... water; wastewater; and energy”*

That Cllr Clarke is the Poynton Town Council representative at the Cheshire East Council Northern Planning Committee meeting was agreed **(NC)**

Application No: 20/5087M

Location: 207 Coppice Road, Poynton, SK12 1SW

Applicants Name: Mr P Averell

Proposal: Erect single pair of semi-detached dwellings (2 houses in total), together with new site access and parking areas and associated external works

**Recommendation:** Poynton Town Council have reviewed the revised plans but must maintain our recommendation to reject this development:

a) The proposed development would still constitute an unacceptable loss of Green Belt land. The site is not within the “village boundary” as defined in the Poynton Neighbourhood Plan, so it does not constitute “limited infilling”.

b) There would be a significant loss of openness if the development proceeded, and loss of the rural aspect provided by what is currently a large garden.

c) The revised plans do not resolve concerns at the lack of parking space and the risks caused by vehicles entering or leaving the site, which is on a tight bend on a busy road and bus route.

d) The Cheshire East Local Plan defines standards of Size, Layout and Requirements for Bays and Garages. Table C.4 on page 439 states, “*Standard parking bays are to be provided at a size of 4.8m x 2.5m.*” However, the plans show that the external car parking spaces are only 2.4 metres wide, so they fail to meet the standard required in the Local Plan.

e) It will only be possible for vehicles to leave the site safely if the “shared communal manoeuvring area” is kept clear and unobstructed. As this area constitutes most of the front garden area, this is unlikely to happen in practice.

The Town Councils previous comments on this application remain relevant – for convenience, they are reiterated below:

1. The National Planning Policy Framework (NPPF) advocates a presumption in favour of sustainable development and also indicates that development should be restricted in certain cases including land designated as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence. The whole application site is designated as lying within the North Cheshire Green Belt. A key function of this part of the Green Belt is to maintain the character, openness and rural appearance. The proposal for the redevelopment of the existing garden area for residential purposes is considered to constitute inappropriate development in the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it.

2. The case put forward by the applicant to justify inappropriate development in the Green Belt does not constitute very special circumstances sufficient to outweigh the harm by reason of inappropriateness and any other harm to the Green Belt. Accordingly, the proposal is contrary to paragraphs 11 and 145 of the NPPF through conflict with national policy for the potential redevelopment of previously developed land (PDL) and for sustainable development through an up-to-date Development Plan led approach to development as is required. The Town Council notes that the application does not constitute “limited infilling” and falls outside the Higher Poynton village area, as defined under policy HOU1 of the Poynton Neighbourhood Plan.

The site is part of the garden of 207 Coppice Road, so it is not a “brownfield” site.

3. The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan Strategy 2017:

MP1 Presumption in favour of sustainable development

PG3 Green Belt

SD1 Sustainable development in Cheshire East

SD2 Sustainable development policies

SE1 Design

SE2 Efficient use of land

CO1 Sustainable travel and transport

4. The proposed development conflicts with the following up-to-date Development Plan policies of the Saved policies of the Macclesfield Borough Local Plan:

GC1 Green Belt – new buildings

DC3 Design – amenity

DC8 Landscaping

DC37 Residential – landscaping

DC41: Infill Development

5. The proposed development is in conflict with the following up-to-date Development Plan policies of the Poynton Neighbourhood Plan 2019:

EGB8 Protection of rural landscape

HOU6 Housing mix

HOU7 Environmental considerations

HOU8 Density and site coverage

HOU11 Design

HOU15 Backland and tandem development

6. Highways Issues - The Town Council urges that a qualified Highways Engineer visits the site to conduct a full review of the highway issues. No information has been provided to show parking arrangements and the proposed development has inadequate access and would pose a serious threat to highway safety:

a) Inadequate Visibility – Access to the site is on a blind bend on Coppice Road, a busy road which carries traffic not only to Higher Poynton but also to Pott Shrigley and Bollington.

b) Inadequate Car Parking – This could lead to on-street parking in a congested area.

c) The plans do not show how the front “garden” area would be divided between the properties.

d) There does not appear to be sufficient space for manoeuvring vehicles within the site, in particular to avoid the need for vehicles leaving the houses to reverse out onto Coppice Road.

e) Inadequate Service Provision – inadequate provision for service vehicles to load and unload, resulting in a threat to highway safety.

7. Former Mining Area – the whole of Higher Poynton was extensively mined for coal during the nineteenth and early twentieth century. There is a risk of old mine workings at or near the surface. The applicants have not submitted a report from the Coal Authority on whether any such workings are known to exist in the area. There are several abandoned mineshafts in the fields near the site.

8. Flood Risk - There was extensive flooding in Poynton during June 2016 and July 2019. Loss of the garden area and increased run-off from the new houses would increase the risk of flooding downhill in Poynton village. The applicants have not provided a flood risk report. A pond in the garden of 207 Coppice Road, close to the boundary of the site, appears to have been drained recently. It is not clear where the water that previously flowed into the pond now goes. This is a particular source of concern as properties lower down Coppice Road were flooded in July 2019.

9. Utilities - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents experience frequent electricity cuts, while residents of Coppice Road have complained of sewage backing up into their houses. Both the electricity and sewer infrastructure are old and struggle to cope with increased development and the conversion of former commercial or agricultural buildings into housing. The applicants make no proposals to address these issues. The development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: *“Development should wherever possible ... provide appropriate infrastructure to meet the needs of the local community including: ... water; wastewater; and energy”*

10. Footpaths: The site is bordered to the west by Public Footpath 36 – the Town Council urges Cheshire East to accept the comments of the Public Rights of Way unit.

**(NC)**

Application No: 20/5182M

Location: 7-9 Fountain Place, Chester Road, Poynton, SK12 1QX

Applicants Name: Mr Arjan Singh

Proposal: Advertisement consent for one fascia sign

**Recommendation:** No Objection, providing the Highways Officer is satisfied that the illuminated sign will not distract traffic at the adjacent junction of Chester Road (A5149), London Road (A523) and Park Lane **(NC)**

Application No: 21/0020M

Location: Field off Chester Road, Poynton

Applicants Name: V Bingle

Proposal: Change of use land from agriculture to school/nursery

**Recommendation:** Poynton Town Council believes that this land, which borders Stockport MBC, is a most important part of the North Cheshire Green Belt. This site plays a vital role in three of the functions of the Green Belt as defined in Paragraph 134 of the National Planning Policy Framework – it checks the unrestricted sprawl of large built-up areas, prevents neighbouring towns merging into one another and assists in safeguarding the countryside from encroachment. This site must remain open and undeveloped.

The location plan, which shows the site surrounded by open land, is now obsolete and misleading. To the west it borders the Poynton Relief Road, and to the east, one of the so called “strategic sites”, currently under development by Bloor Homes.

The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan Strategy 2017:

MP1 Presumption in favour of sustainable development

PG3 Green Belt

SD1 Sustainable development in Cheshire East

SD2 Sustainable development policies

SE1 Design

SE2 Efficient use of land

CO1 Sustainable travel and transport

The proposed development conflicts with the following up-to-date Development Plan policies of the Saved policies of the Macclesfield Borough Local Plan:

GC1 Green Belt – new buildings

DC6 Circulation and Access

DC8 Landscaping

DC45: Playgroups and Nurseries

The proposed development is in conflict with the following up-to-date Development Plan policies of the Poynton Neighbourhood Plan 2019:

EGB7 Landscape Enhancement

EGB8 Protection of rural landscape

Other concerns with the application include:

a) It is not clear how many people are expected to use the proposed “outdoors based children’s nursery”.

b) Access: the only route to the site is along Public Footpath 75. It has no direct frontage to Chester Road.

c) Car Parking: While the application form says no car parking will be provided as it has pedestrian access only, the Town Council’s experience is that many users of children’s nurseries are brought there by car, and there must be a risk of traffic parking on nearby roads or trying to use the public footpath.

That the application is “called in” by the West Ward councillors was agreed **(NC)**

Application No: 21/0826M

Location: 44 Carleton Road, Poynton, SK12 1TL

Applicants Name: Mr and Mrs Rose

Proposal: Alterations to be made to the roof

**Recommendation:** Poynton Town Council recommends that this application be rejected as it will convert a bungalow into a two-storey house, and so be out of character and significantly higher than nearby dwellings, most of which are single-storey bungalows.

In a recent planning appeal relating to an application (ref 19/5222M) for a two-storey house on Carleton Road, the Inspector commented:

*“Carleton Road is a residential road that comprises largely detached and semi-detached bungalows. These vary considerably in their design and style with a mix of hipped and pitch roofs being evident, but the uniformity that arises from them all being bungalows creates a strong character to the road. The grass verge and trees within the pavement, together with the good sized front gardens and low boundary treatments, help to create an open and spacious character.”*

(Appeal ref: APP/R0660/W/20/3251608, Land between 33 and 35 Carleton Road, Poynton SK12 1TL).

Cheshire East Local Plan Policy SE1 states that *“development proposals should ensure a retained sense of place and management of design quality”*.

Macclesfield Borough Local Plan Policy DC2 states that *“proposals to alter or extend buildings should respect the existing architectural features of the building”*.

The application is contrary to Policy HOU13 of the Poynton Neighbourhood Plan, Policy SD2 and SE1 of the Cheshire East Local Plan and Retained Policies DC1 and DC2 of the Macclesfield Borough Local Plan.

**(NC)**

Application No: 21/0941M

Location: 105 Dickens Lane, Poynton, Sk12 1NT

Applicants Name: Mr and Mrs Owens

Proposal: Demolition of single-storey side garage and outrigger. Erection of a wrap-around extension, extending to two floors at the side elevation, under a pitched roof. A small single-storey store structure under a mono-pitched roof to the front of the side extension. The rear extension is a single storey extending the existing mono-pitch structure to the whole house width. Insertion of new French doors and fixed sidelights to the rear elevation

**Recommendation:** No Objection, providing the Highways Officer is satisfied that sufficient parking spaces will remain within the site when the garage is demolished. A condition should be imposed that the windows in the side elevation are glazed in obscured glass **(NC)**

Application No: 21/1293M

Location: 19 Anglesey Drive, Poynton, SK12 1BT

Applicants Name: Adhki Limited

Proposal: Demolition of the existing dwelling and erection of a replacement dwelling with associated works

**Recommendation:** Refusal - Poynton Town Council is concerned that Cheshire East have accepted plans which do not show clearly the site boundaries or the relationship with nearby houses. This makes it difficult for us to comment.

However, in their Planning Statement, the applicants note that Policy DC38 states that where the sole / principal window in a habitable room faces a blank elevation, a separation of 14 metres should be the guideline separation distance but concede (in

paragraph 5.17) that “... *the replacement dwelling does not meet the guideline standards for separation ...*”.

The proposed replacement house is much taller than the existing dwelling and will overshadow 21 Anglesey Drive. While there are some large houses on Anglesey Drive (such as number 17), many dwellings there are bungalows, and the contrasting heights contributes to the character of the area.

The proposed new house is a breach of Policies HOU8 and HOU11 of the Poynton Neighbourhood Plan, Policy SD2 of the Cheshire East Local Plan and retained policies DC1, DC38 and DC41 of the Macclesfield Local Plan.

**(NC)**

Application No: 21/1294M

Location: 13 Lostock Hall Road, Poynton, SK12 1DP

Applicants Name: Mr and Mrs Sagar

Proposal: Rear storey single storey extension, first floor attic extension and garage conversion to provide living accommodation

**Recommendation: No Objection (NC)**

Application No: 21/1303M

Location: 6 Hepley Road, Poynton, SK12 1RX

Applicants Name: Nicholas Lane

Proposal: Existing semi-detached dwelling house proposing garage conversion

**Recommendation: No Objection (NC)**

Application No: 21/1330M

Location: 26 Nickleby Road, Poynton, SK12 1LE

Applicants Name: Mr and Mrs Chapman

Proposal: Proposed single-storey extension to side/rear of house, plus a proposed new front entrance porch. [NB: material amendment to previous approval 20/2141M for two storey side/rear extension]

**Recommendation: No Objection (NC)**

Application No: 21/1368M

Location: 20 Burton Drive, Poynton, SK12 1AA

Applicants Name: Ms Hazel Lane

Proposal: Single storey rear extension, pitch roof over garage, front canopy porch and rear box dormer

**Recommendation: No Objection (NC)**

Application No: 21/1371M

Location: 18 Alderley Close, Poynton, SK12 1XA

Applicants Name: Mr and Mrs Ricketts

Proposal: Demolition of existing conservatory to rear of property. Part single storey/part two storey extension to the rear of the property adjustments to window and door openings on side elevation. New render finish to front elevation

**Recommendation: No Objection (NC)**

Application No: 21/1376M

Location: 2 Dickens Lane, Poynton, SK12 1NL

Applicants Name: Brunker

Proposal: 2 storey side and single storey rear extension

**Recommendation:** No Objection, providing the Highways Officer is satisfied that:

a) sufficient parking spaces will remain within the site, and

b) that vehicles will be able to leave the site without reversing into Dickens Lane, at a point near the busy junction with London Road South (A523).

**(NC)**

Application No: 21/1432M

Location: The Hunting Lodge, Coppice Road, Poynton, SK12 1SP

Applicants Name: Mr Phillip Kay

Proposal: Alteration to the roof structure and elevations of the existing dwelling

**Recommendation:** No objection providing that:

1. The Planning Officer is satisfied that the proposed extensions are not out of place for a rural area in the Green Belt and will not cause excessive loss of light and shadowing or loss of privacy to the adjacent property to the west of the site.

2. The site borders The Coppice, which is Public Footpath 45. Any conditions proposed by the Public Rights of Way officer should be incorporated in the planning conditions, so they are fully enforceable

**(NC)**

Application No: 21/1559M

Location: 14 Fir Close, Poynton, SK12 1PD

Applicants Name: Mr S Rayner

Proposal: Demolition of existing concrete sectional garage and construction of new masonry garage.

**Recommendation: No Objection (NC)**

194. 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 20/2361M, 43 London Road South, Poynton.

**RESOLVED: That the communication message in relation to planning application 20/2361 to be drafted by the Deputy Clerk for approval under SO51 was agreed (NC)**

Meeting end time: 8.40pm

Chair .....

Dated.....