

RECORD OF THE PLANNING & ENVIRONMENT WORKING GROUP MEETING HELD AT 8.00PM ON MONDAY 26th JULY 2021 VIA TEAMS MEETING.

PRESENT

Chairman: Cllr L A Clarke

Councillors: Cllrs K Booth, M Beanland and J Waterhouse

Officers in attendance: H Barlow (Town 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

A resident wished to speak on application 21/3596M (10 Anglesey Drive).

3. Apologies for absence

Cllrs S Lees, T Swatridge, Mrs J Saunders, Ms H Whitaker

4. Declarations of disclosable pecuniary or other interests

Cllr Kevin Booth declared an interest in item 38 Charlecote Road and will withdraw for this application.

Cllr Clarke proposed that the agenda be varied and that planning application 21/3596M was taken as the next item of business

RESOLVED: That the agenda is varied and that planning application 21/3596M is taken as the next item of business.

5. Application No. 21/3596M

Location: 10 Anglesey Drive, Poynton SK12 1BT

Applicants Name: Keith Farrell

Proposal: Existing house to be demolished with 2No. 5 Bedroom dwellings built on footprint. Separate garages to front & new landscaping.

The resident spoke on behalf of a neighbour. The development was out of character with the existing houses in the area and did not comply with a number of planning policies including the Cheshire Local Plan and the Neighbourhood Plan. In addition, the development would not comply with the saved policies of the Macclesfield Borough Council Local Plan H12.

The committee noted that the existing property is a large, detached house that has been extended over the years. The nearby houses are two-storey detached houses, built in the interwar years.

Cheshire East have opened this application for public comments, but at the date of the meeting, their website shows only the various “proposed” plans. There are no “existing” plans, so it is difficult to compare the proposals to the current house. There is also no Planning Statement, only the application form.

The two proposed houses are three-storey, and significantly higher than the existing house, those on either side and on the opposite side of the road.

They also have a strongly modern appearance, out of character with the interwar houses on either side, and the 1960’s bungalow opposite.

It is not clear from the plans if the proposed new houses are at least 1 metre from the site boundary, as required by policy HOU14 of the Poynton Local Plan. Similarly, it is not clear that they comply with retained Policy DC38 of the Macclesfield Local Plan, which sets out minimum separation distances for dwellings.

RESOLVED: The Town Council recommends rejection. The proposed 3 storey houses are much taller than the existing two-storey dwelling and will overshadow 8 and 12 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 modern design of the proposed houses is out of character with the interwar houses on either side, and the 1960’s bungalow opposite. The proposed development is a breach of various national and local planning policies:

- Poynton Neighbourhood Plan: Policies HOU7 (Environmental Considerations), HOU 8 (Density), HOU11 (Design) and HOU15 (Tandem and Backland Development)
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development), SE1 (Design), SE2 (Efficient use of land) and SE13 (Flood Risk and Water Management)
- Macclesfield Local Plan (retained policies): DC1, DC3 (Design – amenity), DC8 (Landscaping), DC37 (Residential – landscaping), DC38 and DC41 (Infill Development)

As the undeveloped area of the site is currently used as part of a domestic garden, it is not a “brownfield” site.

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 Anglesey Drive area is generously spaced particularly with houses on generous plots, and this proposed development would change this character very much to the detriment of the appearance of this area and would set a dangerous precedent. Policy DC41 requires that applications in areas with higher space, light and privacy standards should meet the higher local standard.

The development is contrary to saved Macclesfield Borough Council Local Plan policy H12 regarding low density housing in the Poynton Park area.

Inadequate space around buildings - The proposed development would provide inadequate space around and between buildings, particularly with regard to the provision of adequate levels of private open space. The proposed houses are very close to each other and the existing houses at 8 and 12 Anglesey Drive.

Development unneighbourly - The proposed development by virtue of its size, design and position relative to adjoining properties, would be unduly dominant, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of those properties.

So far only the proposed plans have been posted on the Council's website. The lack of plans comparing the proposals to the existing house makes comparisons more difficult. If such plans are not submitted the application should be rejected for lack of information.

The site borders Poynton Pool, an important local feature and natural resource. This also means that the rear of the property is visible to people using Poynton Park. Care should be taken that any development does not endanger the Pool, disturb local wildlife or increase water run-off.

6. Additional agenda items

Cllr Clarke requested that two items are added to the agenda. Planning appeal for "Domek", Towers Road (include with item 13) and the request by a developer to hold an exhibition at the Civic Hall

RESOLVED: That the two additional agenda items are added (NC)

7. To approve as an accurate account the draft records of the Planning & Environment working groups held on 28th June 2021.

RESOLVED: That the draft record of the Planning & Environment working group held on the 28th June 2021 are approved (3 for 1 abstention)

8. To receive and consider the action log for 2021-2022.

Members reviewed the action log.

The Clerk provided a further update in relation to planning enforcement on land at Middlewood Road and to the rear of 61 London Road South. Further information was requested in relation to possible enforcement at Sprink Farm, off Dickens Lane.

RESOLVED: That the action log for 2021-2022 was received (NC)

9. To note the letter from Jones Homes to Peter Hooley Cheshire East planning regarding their observations and objections for 19/0794M & 18/5732M Land at Woodford Road, Poynton

Cllr Beanland had received notification that application 19/0794M has been withdrawn.

RESOLVED: (NC) That the letter from Jones Homes is noted. That the Clerk is asked to write to Cheshire East and Stockport Council to request an update and to make clear that as the existing structures at this site do not have planning consent, the current situation cannot be allowed to continue.

10. To receive and consider the email correspondence regarding the Carbon Neutral Action Plan and the invitation for the Council to join Cheshire East Town and Parish Climate Hub

RESOLVED: That the email correspondence is noted and that the Town Council should join the Cheshire East Town and Parish Climate Hub (NC)

11. To receive and consider the email correspondence from the Bollington 2030 initiative and their invitation for Poynton Town Council to engage with the plan.

The Town Council would be interested in hearing further details from Bollington and seeing the questionnaire which will be sent to residents.

RESOLVED: That the correspondence from Bollington Town Council is received. That Bollington are invited to a meeting prior to a Planning & Environment Committee in the autumn to outline their plans and that a copy of the questionnaire is requested. (NC)

12. To receive and consider the response from David Malcolm in relation to non-determination of planning applications.

RESOLVED: That the correspondence from David Malcolm is noted (NC)

13. To receive and consider the Street Trading Application received by Cheshire East from Just Ice.

Members considered the application for a roaming street trading licence for Just Ice. There were no objections to the granting of the street trading consent

RESOLVED: That the Clerk writes to Cheshire East to confirm that the Town Council has no objection to the granting of the Street Trading Application (NC)

14. To note the Members Briefing, Update on the Cheshire East Housing Development Framework and article in the Macclesfield Express in relation to land at the former Vernon Infant School

This item is in relation to the land at the former Vernon Infant School on Bulkeley Road. Cheshire East would now like to build affordable houses at this location. Prior to development a planning application would need to proceed through the planning process

RESOLVED: That the members briefing, update on the Cheshire East Housing Development Framework and the article in the Macclesfield Express are noted (NC)

15. To note and receive the appeal decisions on applications 20/5775M and 21/0264M from Cheshire East Planning.

RESOLVED: That the appeal decisions on applications 20/5775M (16 Fir Close), 21/0264M (64 Dickens Lane) and 20/5504M (“Domek”, Towers Road) are noted. The Town Council was pleased that the appeals have been rejected in line with the concerns expressed by the Town Council and that the three Inspectors all referenced Poynton Neighbourhood Plan policies in their decisions. That the successful outcome of the appeal is communicated to residents.

17. To receive and consider the planning decision list.

Members discussed the decisions made by Cheshire East. It was noted that in the officer’s report for application 20/5039M (9 Lostock Hall Road), it was incorrectly stated that the Town Council had no objection. In addition, application 20/5343M (“Greenacres”, Woodford Road) the Senior Development Officer had requested further detailed visibility splays be provided, but from the portal it would appear that these had not been provided and the officer had proceeded to make a decision despite the absence of this information.

RESOLVED: That the planning decision list is received. That the Clerk writes to the Peter Hooley, Head of Planning, regarding the two planning applications highlighted. (NC)

18. Additional Item – Proposed exhibition by a developer at the Civic Hall.

Usually, developers would hire a room for this type of exhibition. The entrance lobby would not be suitable due to lack of space, but it might also give the impression that this is a Town Council initiative. It would need to be clear that we are not expressing any opinion on the application

RESOLVED: That the Clerk contact the Developer to confirm that a room can be hired but it would not be suitable to host the exhibit in the entrance lobby (NC)

17. Planning applications received for consideration:

Application No: 19/0794M

Location: Land to the East of Woodford Road, to the South of the A6MARR, Poynton

Applicants Name: C/O Lucy Sykes

Proposal: Application for the construction of a new junction access onto land to the East of Woodford Road, located to the South side of the A6MARR carriageway.

RESOLVED: It is noted that the application has been withdrawn (NC) (See item 9 above)

Application No: 21/3109M

Location: 106, Towers Road, Poynton SK12 1DF

Applicants Name: Mr S McNally

Proposal: Proposed second storey side extension and two storey front extension with internal alterations and erection of a storm porch

RESOLVED: That the Town Council recommends objection, as the proposed two-storey front extension and first floor side extension are contrary to Policy SD2 of the Cheshire East Local Plan, Poynton Neighbourhood Plan policies HOU 13 and HOU 14 and retained policies and retained policies DC1, DC2 and DC43 in the Macclesfield Local Plan.

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.

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 (NC)

Application No: 21/3130M

Location: "Monsal", Middlewood Road, Poynton SK12 1TX

Applicants Name: Mr Robert Heywood

Proposal: Extension to replace existing to form accessible wetroom

RESOLVED: No objection (NC)

Application No: 21/3268M

Location: Towers Yard Farm, Towers Road, Poynton SK12 1DE

Applicants Name: Mr and Mrs Whitehurst

Proposal: Change of use and alterations of agricultural buildings to form a single dwelling house and domestic outbuildings.

The Town Council commented on this application at the meeting on 28 June 2021.

RESOLVED: No further action (NC)

Application No: 21/3320M

Location: 11 Trafalgar Avenue, Poynton SK12 1RU

Applicants Name: Mr Edward Lewis

Proposal: We would like to build a single storey extension on our property adding two double bedrooms above an existing ground floor extension matching the brick, windows and tiles that currently exist. We'd also like to add a pitched roof onto the existing office which is currently a flat roof and a near identical extension was approved back on 6th Feb 2006 by Macclesfield Council.

RESOLVED: No objection

Application No: 21/3351M

Location: 18 Swan Close, Poynton SK12 1HX

Applicants Name: Mr and Mrs Mayall

Proposal: Proposed two storey side extension

RESOLVED: No objection

Application No: 21/3372M

Location: Dovecotes, 62 Towers Road, Poynton SK12 1DE

Applicants Name: Mr Paul Owen

Proposal: Demolition of existing extension and part demolition of existing garage together with new two storey side extension to an existing detached house.

The Town Council commented on this application at the meeting on 28 June 2021.

RESOLVED: No further action (NC)

Application No: 21/3383M

Location: White Lodge, South Park Drive, Poynton SK12 1BN
Applicants Name: Mr Matthew Barton
Proposal: 1st floor rear extension

RESOLVED: Poynton Town Council would have no objection were the proposed new rear windows to be similar to those already existing. The Town Council is concerned that the proposed full length glass windows and doors with Juliet balconies will increase the risk of overlooking of neighbouring properties and their gardens, and so be unneighbourly (NC)

Application No: 21/3418M
Location: 93 Worth Clough, Middlewood Road, Poynton SK12 1SH
Applicants Name: H Meskell
Proposal: Demolition and replacement of 2 storey outrigger and single storey rear extension

RESOLVED: No objection (NC)

Application No: 21/3419M
Location: 93 Worth Clough, Middlewood Road, Poynton SK12 1SH
Applicants Name: H Meskell
Proposal: Listed building consent for the demolition and replacement of 2 storey outrigger and single storey rear extension.

RESOLVED: No objection (NC)

Application No: 21/3476M
Location: 6 Elm Close, Poynton SK12 1QH
Applicants Name: Mr Peter Ridley
Proposal: Single storey front and side development providing utility, toilet and cloak rooms.

RESOLVED: No objection but the Highways Officer should be asked to confirm that the property will retain sufficient car parking spaces in view of the loss of vehicular access to the garage and the side of the property. The Town Council supports the comments and recommendation of the Flood Risk Officer (NC)

Application No: 21/3490M
Location: 8 Balmoral Drive, Poynton SK12 1JN
Applicants Name: Joy Stevenson
Proposal: Proposed works to front entrance porch and bay window extension along with infill to existing open car port of existing residential property

RESOLVED: No objection (NC)

Application No: 21/3573M
Location: 6 South Mead, Poynton SK12 1EB
Applicants Name: Mr and Mrs Bird
Proposal: First floor side extension over existing garage. Single storey front and rear extension

RESOLVED: Objection, as contrary to Poynton Neighbourhood Plan policies HOU13 and HOU14 and Cheshire East Local Plan policy SD2 and retained policies DC1, DC2 and DC43 in the Macclesfield Local Plan.

It appears that the proposed side extensions will go close to the site boundary with 4 South Mead. This would appear to breach Poynton Neighbourhood Plan policy HOU14, as the plans appear to not leave a gap of 1 metre to the side boundary.

There is also a current planning application, ref. 21/2444M for the next-door house, 4 South Mead, seeking permission for a first-floor side extension and rear extension. If applications 21/3573M and 21/2444M were both granted, this would produce a significant terracing effect out of character with the area. It would also complicate maintenance of the side walls.

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. 21/3740M

Location: 113, London Road South, Poynton SK12 1LF

Applicants Name: Helen Michael

Proposal: 2 storey side extension, single storey lean-to rear extension, relocation of main front door, existing study converted to garage.

RESOLVED: Poynton Town Council objects to this application as the proposal to build up to the site boundary conflicts with policies HOU13 and HOU14 of the Poynton Neighbourhood Plan, policy SD2 of the Cheshire East Local Plan and retained policies DC1, DC2 and DC43 of the Macclesfield Local Plan.

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.

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 (NC)

Cllr Kevin Booth withdrew for this application

Application No: 21/3847M

Location: 38 Charlecote Road, Poynton SK12 1DL

Applicants Name: Marshall

Proposal: First floor rear extension

RESOLVED: No objection, providing the Planning Officer is satisfied that the proposed "Juliet balcony" will not cause a loss of privacy for neighbouring properties (3 for 1 abstention)

Application No. 21/3854M

Location: 64 Clifford Road, Poynton SK12 1JA

Applicants Name: Cherry

Proposal: 2 storey side and front extension, single storey rear extension, removal of existing rendered outer skin and replaced with brick and block outer skin.

RESOLVED: Poynton Town Council is disappointed that Cheshire East have accepted block plans that do not show the site boundary or the relationship with neighbouring houses. If the distance to the site boundary exceeds 1 metre, then the Town Council has no objection. However, if the gap to the site boundary is less than 1 metre, then the Town Council urges that the application be rejected as a breach of policy HOU14 of the Poynton Neighbourhood Plan and DC43 of the retained Macclesfield Local Plan (NC)

Application No. 21/3863M

Location: 1 Prince Road, Poynton SK12 1TW

Applicants Name: Glen

Proposal: Demolition of existing porch/canopy. New enclosed entrance porch to the front elevation.

RESOLVED: No objection (NC)

18. Communication messages arising:

- Planning appeals: see item 15 above

Resolved: That the communication messages are agreed (NC)

Meeting ended at 9.00pm

Chair

Dated.....

DRY