



Planning applications recommendations made under S051.

Application No: 21/3964M

Location: 81A Coppice Road, Poynton SK12 1SL

Applicants Name: Mr Maurice Whittle

Proposal: Conversion and extension of a vehicle repair garage to form a 3-bedroom dwelling with garden and parking.

Recommendation: Poynton Town Council has no objection to the proposed redevelopment for housing of the section of this site that falls outside the Green Belt, providing the Planning Officer is satisfied that the proposed new dwelling is not unneighbourly in its location relative to adjoining properties.

However, the Town Council urges that, as under previous application 17/5416M, the section of the site that falls within the Green Belt, previously used for parking and storage, is changed to agricultural use, so avoiding the development having an unacceptable impact on the openness of the Green Belt.

The Town Council supports the comments of the Public Rights of Way officer regarding the impact on Footpath 42 and supports the inclusion of the proposed condition in the planning consent.

The Town Council supports the comments of the Flood Risk Officer and recommends the inclusion of the proposed condition regarding drainage strategy and design as part of the planning consent.

Application No: 21/4077M

Location: 18 Fir Close, Poynton SK12 1PD

Applicants Name: Mr and Mrs David Jarvis

Proposal: Proposed front porch extension and single storey and two storey side extension and single storey rear extension to form new front porch, toilet, utility and larger kitchen, dining and snug with separate lounge. Proposed first floor extension to form additional bedroom with en-suite.

Recommendation: No objection

Application No: 20/2380M

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

Applicants Name: Mr Frank Potts

Proposal: Construction of two detached houses.

Recommendation: Poynton Town Council should write to the Appeal Inspector, strongly supporting rejection of the appeal. The letter should stress:

1. The importance of protecting the Green Belt, particularly in areas such as this that are vulnerable to development causing a loss of openness. This development would

remove views of open countryside and woodland, replacing it with ribbon development along Coppice Road.

2. The “village” area of Higher Poynton in policy HOU1 of the Neighbourhood Plan was carefully defined in consultation with Cheshire East’s Planning Department and endorsed by the Inspector who reviewed the draft Neighbourhood Plan and the local community in the referendum on the Plan. This site falls outside the village area as defined in HOU1, so should remain open and undeveloped Green Belt land.
3. In conclusion, the proposed development is contrary to paragraph 145 of the National Planning Policy Framework, policy PG3 of the Cheshire East Local Plan Strategy and HOU1 of the Poynton Neighbourhood Plan.

Application No: 21/4106M

Location: 57 Mallard Crescent, Poynton SK12 1XG

Applicants Name: Mrs Gemma Reeves

Proposal: Proposed single storey rear, side (wrap around) extension to existing dwelling.

Recommendation: Poynton Town Council objects to this application as the distance to the site boundary will be significantly less than the 1 metre required by Poynton Neighbourhood Plan policy HOU14. The development will also be contrary to Cheshire East Local Plan policy SD2 and retained policies DC1, DC2 and DC43 of the Macclesfield Local Plan.

Application No: 21/4079M

Location: 20 Dorrit Close, Poynton SK12 1UU

Applicants Name: Mr Andrew Dean

Proposal: Proposed double storey side extension.

Recommendation: No objection, subject to the point below.

Although the footpath running immediately to the east of the application site is not formally designated as a public footpath, the Town Council would urge that a condition is imposed that public access should not be obstructed and building materials must not be stored on the path and the public open space beside it.

Application No: 21/4091M

Location: 2 Green Lane, Poynton SK12 1TJ

Applicants Name: J Griffiths and J Nash

Proposal: Elevational alterations that include new windows and a repositioned entrance with gable above, with alterations to the roof including new gables and dormer windows in association with a loft conversion.

Recommendation: No objection

Application No: 21/4245M

Location: 5 Blenheim Close, Poynton SK12 1DN

Applicants Name: Mr and Mrs Jackson

Proposal: Proposed single-storey rear extension

Recommendation: No objection

Application No: 21/4288M

Location: "Colby", The Coppice, Poynton SK12 1SR

Applicants Name: Mr A Baxter

Proposal: Extend 1st floor and add balcony to rear. Front and rear dormers

Recommendation: Refusal - Poynton Town Council is concerned that the proposed first floor balcony at the rear will overlook nearby properties and so constitutes a loss of privacy. The extension and balcony will also be visible from the open fields to the rear, so constituting inappropriate development in the Green Belt.

This is in breach of Policy HOU11 of the Poynton Neighbourhood Plan, Policies SD2 and PG3 of the Cheshire East Local Plan and retained policies DC1 and DC2 of the Macclesfield Local Plan.

Loss of privacy. The position of the proposed development, particularly the balcony, in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy currently enjoyed by occupiers of that adjoining property.

The Coppice is a public footpath and Cheshire East should seek the opinion of the Public Rights of Way officer. If the application is approved, the Town Council would urge that a condition is imposed that public access should not be obstructed and building materials must not be stored on the path and the open space beside it.

Application No: 21/4267M

Location: 4 Spenlow Close, Poynton SK12 1YT

Applicants Name: Mr S Flanagan

Proposal: Extension to existing dwelling house at first floor level over existing side garage and rear extension.

Recommendation: No objection

Application No: 21/0020M

Location: Field off Chester Road, Poynton SK12

Applicants Name: Mrs Bingle

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

Recommendation: "Poynton Town Council have reviewed the latest revised plans. We have no objection in principle to the application for a Wild Explorers Forest School and note that the revised plans suggest that the proposed structures are likely not to endanger the Green Belt status of the land. All such structures should be removed should the site cease to be used as a Forest School.

However, we are concerned at the proposal to use Footpath 75 for vehicular access to the site and urge that the opinion of the Public Rights of Way Officer be sought. The Highways Officer must also be satisfied that there is adequate and safe parking provision.

Application No: 21/4141D

Location: The Workshop, Shrigley Road North, Poynton, SK12 1TE

Applicants Name: J Bailey

Proposal: Discharge of conditions 13, 14, 16, 17, 18, 21 on application 18/5737M - Demolition of the existing structure and the construction of a three-bedroom dwelling, with associated external landscaping works and the formation of two parking spaces.

Recommendation: Poynton Town Council are concerned at the implications of the reports submitted under application 21/4141D, to discharge various conditions under planning consent 19/5735M.

The detailed report submitted by Geo Investigate included the following:

“Though no permeability testing has been carried out at the site, it is recommended that soakaways and natural drainage is not used for the proposed development due to the shallow groundwater levels observed at the time of the investigation. There would be insufficient room to accommodate soakaways which operate at shallow enough depth to be viable at the site.”

This raises the question of how surface water on the site will be drained and reinforces concerns raised by the Town Council and local residents at the time of the original application, especially as the proposed dwelling is to be built below existing ground level.

Planning permission should not be granted until this issue is resolved. We would urge that permeability testing is undertaken by the applicant and a detailed strategy for site drainage submitted. These reports should be reviewed by a qualified professional and not treated as a “tick box” exercise by Cheshire East.

The Town Council also disputes the statement in the Construction Method Statement that:

“... Shrigley Road North sees minimal vehicular movement, particularly during the working week ...”.

This does not accord with the experience of residents and the fact that the road is a bus route. Recent road works caused severe disruption.