

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 13TH SEPTEMBER 2021 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, S Lees, M Sewart and T Swatridge

Officers in attendance: H Barlow, (Town Clerk) and T Juss (Minute Taker)

1. Recording of meeting

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

2. Questions from members of the public

The Chair invited members of the public to address the meeting. Two residents attended and addressed the meeting to raise their concerns about Application 21/4077M regarding 18 Fir Close, Poynton considered by the Town Council with no objections on 23rd August 2021. In particular, the residents were concerned that there had been breaches of an earlier planning consent, reference 20/1529M, as the exterior of the development which is almost complete allegedly does not match the original planning permission and no side elevation plans were provided to show the rear impact of the development.

In summary, the residents believe that the development is unneighbourly due to the overwhelming size, design, and position relative to neighbouring properties

The Chair thanked the residents for the details provided to members at this meeting.

RESOLVED: That the Town Council will write again to Cheshire East Council noting the recent representations made by residents and that the Town Council request that the Planning Officer examines the plans in considerable detail ensuring compliance with the Poynton Neighbourhood Plan, Cheshire East Council Local Plan and planning laws generally (NC)

3. Apologies for absence

Cllr P Oakes, Mrs J Saunders, J Waterhouse and Ms H Whitaker

4. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

5. Approve the draft minutes of the Planning & Environment Committee meeting on 26th April 2021 and to note the draft record of the working group meetings held on: 17th May 2021; 7th June 2021; 28th June 2021; 26th July 2021

RESOLVED: That the minutes of the Planning & Environment committee meeting held on 26th April 2021 are approved. That the draft record of the working group meetings held on: 17th May 2021; 7th June 2021; 28th June 2021; 26th July 2021 were noted (5 for, 1 abstention)

6. Receive and consider the action log for 2021-2022.

The Clerk provided an update on the action log for 2021-2022. A response had now been received from Mr Hooley, at Cheshire East in relation to the lack of enforcement at 4-6 Shrigley Road, Kings Pool Place and 12 Kettleshulme Way, Poynton. Members noted that the response was general and lacked detail as to the actions (if any) planned by Cheshire East. Members agreed that the matter should be taken forward by Cllr M Sewart to obtain further information.

RESOLVED: That the action log for 2020-2021 was received. That the Clerk liaise with Cllr M Sewart to request further information from Mr Hooley was agreed (NC)

7. Note the following SO51 decisions:

- a. Planning Decisions 24.8.21
- b. Request John Knight prepares a consultation on the Cheshire East SuDS consultation
- c. Response to Planning Application 20/5404M Address 50 Oak Grove Poynton SK12 1AE

RESOLVED: That the decisions taken under SO51, as stated, were noted (NC)

8. Receive and consider the Cheshire East SuDS Consultation and the report from John Knight and comments from a member of the Flood Working Group. Agree a response to the consultation.

Members considered the Cheshire East SuDS Consultation, the report from John Knight and comments from a member of the Flood Working Group. Members agreed a response to the consultation.

RESOLVED: That the Cheshire East SuDS Consultation and the report from John Knight and comments from a member of the Flood Working Group were received. That the Clerk combine the report from John Knight and comments from a member of the Flood Working Group as a draft response to the consultation to be circulated for approval under SO51 to members of the committee was agreed (NC)

9. Receive and consider the request from a Resident for the Town Council to consider the following article <https://www.bbc.com/future/article/20210706-how-flooded-coal-mines-could-heat-homes>

Members considered the request from a Resident for the Town Council to consider the article. It was agreed that the article should be shared with Cheshire East Council via their information portal.

RESOLVED: That the request from a Resident for the Town Council to consider the BBC article about How Flooded Coal Mines Could Heat Homes will be shared with Cheshire East Council was agreed (NC)

10. Receive and consider the consultation on the Marple Neighbourhood Plan and agree a response.

Members received the consultation on the Marple Neighbourhood Plan and the Clerk outlined the details of the consultation to members.

RESOLVED: That the consultation on the Marple Neighbourhood Plan was received. That no response is required was agreed (NC)

11. Receive and consider the consultation on the Stockport Local Plan and agree a response.

Members considered the consultation on the Stockport Local Plan and agreed to request John Knight for draft responses to the initial stages of the consultation.

RESOLVED: That the consultation on the Stockport Local Plan was received. That the Clerk request John Knight for draft responses to the initial stages of the consultation was agreed (NC)

12. Agree representation at the forthcoming Cheshire East Local Plan – Site allocations and development policies document examination hearing sessions.

Members considered representation at the forthcoming Cheshire East Local Plan – Site allocations and development policies document examination hearing sessions. The Clerk informed members that John Knight has confirmed that he is willing to represent the Town Council at the required sessions.

RESOLVED: That representation at the forthcoming Cheshire East Local Plan – Site allocations and development policies document examination hearing sessions is John Knight was agreed. That Cllr Clarke, the Clerk and John Knight arrange for a meeting prior to the sessions was agreed (NC)

13. Agree Town Council representation on the Hazelbadge Road Planning Application (21/2976M) at the Cheshire East Strategic Planning Board meeting (TBC).

RESOLVED: That the Town Council representation on the Hazelbadge Road Planning Application (21/2976M) at the Cheshire East Strategic Planning Board meeting (TBC) is Cllr Clarke was agreed (NC)

14. Receive and consider a response from Cheshire East in relation to 20/4863M Coppice Road, Poynton SK12 1SP

RESOLVED: That the response from Cheshire East in relation to 20/4863M Coppice Road, Poynton SK12 1SP was received (NC)

15. Note and receive the appeal decisions on application (20/1393M) Outline application for demolition of dog boarding kennels and cattery and the construction of five dwellings The Coppice Boarding Kennels and Cattery, The Coppice, Poynton, SK12 1SR

The appeal against rejection by Cheshire East of this application for development in the Green Belt was rejected.

RESOLVED: That the appeal decisions on application (20/1393M) Outline application for demolition of dog boarding kennels and cattery and the construction of five dwellings The Coppice Boarding Kennels and Cattery, The Coppice, Poynton, SK12 1SR was noted. (NC)

16. Note the Cheshire East planning decisions up to 8th September 2021

RESOLVED: That the Cheshire East planning decisions up to 8th September 2021 were noted. That the Clerk is requested to add to the next meeting agenda an update regarding the two planning applications for land off Woodford Road was agreed (NC)

17. Planning applications received for consideration.

Application No: 21/4067M

Location: 5 Hilton Road, Poynton SK12 1TP

Applicants Name: Mr & Mrs Clay

Proposal: Two storey side extension

Recommendation: Objection, as contrary to Poynton Neighbourhood Plan policies HOU13 and HOU14 and Cheshire East Local Plan policies SD2 and PG3 and retained policies DC1, DC2 and DC43 in the Macclesfield Local Plan.

It appears that the proposed side extensions will go very close to the site boundary with 3 Hilton Road. 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.

The proposed extension would produce a significant terracing effect out of character with the area, particularly it is in the Green Belt. 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: 21/4090M

Location: 9 Warren Lea, Poynton SK12 1BP

Applicants Name: Mr J Dale

Proposal: Proposed mono pitched dwelling to be constructed in the curtilage of No. 9 Warren Lea with new access from Lakeside Drive and associated garden/driveway & landscaping.

Recommendation:

1. The proposed development is an inappropriate form of development on this site and in this location as it is not sympathetic to the site, immediately adjoining properties or the character or the surrounding low-density housing area. The development fails to

meet national Planning Guidance as set out in the relevant sections of the National Planning Policy Framework 2019 (sections 11 and 17 concerned with the efficient use of land and design) and as set out in the National Design Guide October 2019. Policy 122 (d) of the National Planning Policy Framework (NPPF) requires that:

“Planning policies and decisions should support development that makes efficient use of land, taking into account ... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens)”.

2. The proposed creation of a new access off Lakeside Drive has resulted in comments from residents that allege that it will cross land in their ownership. While the Town Council cannot comment directly on this issue, we urge that the Highways Department assesses fully the adequacy of any new access. A full visibility splay should be provided at the expense of the applicant. There must be strict controls on any use of Lakeside Drive by builders for access. All builders’ vehicles must be parked within the curtilage of the site. Building materials must not be stored on the public road or footway.

3. The proposed development is contrary to the Development Plan for the Poynton area as set out in Cheshire East Local Plan 2017 and the Macclesfield Borough Local Plan 2004 (Saved policies) and should be refused. There are no material circumstances justifying otherwise. Any benefits arising do not outweigh the many adverse impacts which would cause substantial harm to the amenities of the local community and cannot be mitigated against.

4. Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1, SD2, SE1, SE5, SC3 and SC4 of the Cheshire East Local Plan 2017 and the following Saved policies of the Macclesfield Borough Council Local Plan 2004: H11, H12 (low density housing), DC3, DC6, DC8, DC37, DC38, DC41, RT1 and RT2.

5. The proposed development is contrary to relevant policies of the Poynton Neighbourhood Plan 2019 as the local and up to date part of the Development Plan. As a cramped and intrusive form of development on the northern entrance into the town, the development would fail to meet the following policies of the Neighbourhood Plan: HOU 6 (housing mix), HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design), HOU 15 (backland and tandem development) and EGB 2 (open spaces).

6. The proposed development fails to address the Supplementary Planning Guidance set out in the Cheshire East Borough Design Guide SPD 2017 both in terms of content of the application and the approach to be taken to preparing the application. The SPD is a material Planning consideration in its own right and is also a supporting document to the Cheshire East Local Plan Strategy 2017. The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.

7. Impact on Wildlife: Large gardens provide an essential habitat for endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Even if boundary trees are retained, the loss of garden space and increased proximity of new housing will drive away wildlife. Increased artificial illumination is a particular threat to bats and disrupts the breeding cycles of frogs and toads. Moths and glow-worms are especially impacted by bright artificial lights. Failure to protect the garden habitats in low density housing areas is also contrary to the Habitats and Biodiversity

Chapter (Policies 174, 175, 176 and 177) of the NPPF.

8. Development is Unneighbourly - The proposed development, 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.

9. 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. This section of the Poynton Park area has some houses with large rear gardens and the proposed development would change this character very much to the detriment of the appearance of this area and would set a dangerous precedent – also contrary to policy 122 of the NPPF.

10. 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.

11. Flood Risk - the applicants have not provided a flood risk assessment, despite recent serious flooding across Poynton in June 2016 and July 2019. Loss of garden areas to development will reduce absorption of rainwater and increase runoff. The Town Council urges Cheshire East to seek the advice of their Flood Risk Team.
(NC)

Application No: 21/4204M

Location: 36 London Road South, Poynton SK12 1LF

Applicants Name: Ms Dooley

Proposal: Two storey side, single storey rear and front extension.

Recommendation: 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 extension will go very close to the site boundary with 38 London Road South. This would appear to breach Poynton Neighbourhood Plan policy HOU14, as the plans do not leave a gap of 1 metre to the side boundary.

The proposed extension would produce a terracing effect out of character with properties in the area, most of which have single storey garages at the side.

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: 21/4308M

Location: Bank Farm Riding School, Middlewood Road, Poynton SK12 1TU

Applicants Name: Lesley Maria Mitchell

Proposal: Retention of one static caravan

Recommendation: The Town Council suggests that permission is given for retention of one static caravan, subject to the following conditions:

1. The other caravan subject to the enforcement notice is removed from the site without delay.
2. A planning condition is imposed that: *“The caravan on the site shall be limited to an employee of the equine business operated on the site, or a widow or widower of such a person, and to any resident dependents.”*
3. Should the riding school close, the caravan must be removed.
(NC)

Application No: 21/4328M

Location: 1 Clifford Road, Poynton SK12 1HY

Applicants Name: Mr David Rogerson

Proposal: Conversion of existing garage to provide improved kitchen space and direct connectivity to South facing garden with construction of replacement detached garage.

Recommendation: Poynton Town Council has No Objection to this application but would urge that the Highways Officer be asked to confirm that the proposed layout will allow vehicles to exit the site driving forwards and will not have to reverse onto Clifford Road.
(NC)

Application No. 21/4376M

Location: 14 Spring Road, Poynton SK12 1YZ

Applicants Name: Moston

Proposal: Ground floor single storey extension to the rear of the property. New entrance porch. New render finish to external walls.

Recommendation: 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 extension will go very close to the site boundary with 12 Spring Road. This would appear to breach Poynton Neighbourhood Plan policy HOU14, as the plans do not leave a gap of 1 metre to the side boundary.

The proposed extension would produce a terracing effect out of character with most properties in the area.

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: 21/4379M

Location: 46 Glastonbury Drive, Poynton SK12 1EN

Applicants Name: Snell

Proposal: Single storey rear extension. New opening to front elevation to form relocated front door arrangement.

Recommendation: No objection (NC)

Application No: 21/4401

Location: 96 Dickens Lane, Poynton SK12 1NT

Applicants Name: Mr Matthew Nichol

Proposal: Rear/side single storey extension, alteration of roof to existing side extension and provision of rear dormer as part of loft conversion project.

Recommendation: No objection (NC)

Application No: 21/4415M

Location: 56 Parklands Way, Poynton SK12 1AL

Applicants Name: Mr & Mrs Boraman

Proposal: Two storey side and rear extension, single storey rear extension and extension to dormers.

Recommendation: Poynton Town Council has No Objection to this application but would urge that the Highways Officer be asked to confirm that, following the loss of the garage and parking space along the side of the property, there will still be sufficient car parking spaces within the site. (NC)

Application No: 21/4433M

Location: 89 Coppice Road, Poynton SK12 1SL

Applicants Name: Mr Sean McDonald

Proposal: Two storey extension and internal alterations

Recommendation: Poynton Town Council notes that this is a large extension that is very close to the site boundary. Normally this would be contrary to policy HOU14 of the Poynton Neighbourhood Plan, which normally requires a gap of at least 1 metre. In this case, there is a pre-existing side and rear extension, which the plans seek to rebuild. However, the height of this extension will be increased from 2.687 metres to 3.195 metres. This must have some impact on light levels to the next-door house, 91 Coppice Road.

The Town Council requests that the Planning Officer conduct a full appraisal of the impact of the proposed extension on the next-door house, and only grant planning consent should they be satisfied that the development is not unneighbourly and does not create an undue terracing effect.

**The Town Council also proposes that the Highways Officer should be asked to review the proposed new parking arrangements, to ensure they are adequate, and vehicles can access the site safely.
(NC)**

Application No: 21/4450M

Location: The White Bungalow, South Park Drive, Poynton SK12 1BS

Applicants Name: Mr P Knight

Proposal: First floor extension to form bedroom, internal modification including new stairs to first floor and replacement of all windows etc.

Recommendation: Poynton Town Council regrets that Cheshire East have accepted plans, where although the “existing” plans show the site boundary and the relationship with nearby houses, the “proposed” plans lack this information.

If the proposed rebuilt house maintains a distance of at least 1 metre from the site boundary, then Poynton Town Council has no objection. If it does not, then we object as a breach of the requirements of Poynton Neighbourhood Plan policy HOU14.

The Town Council urges that the Planning Officer ensures the plans are compliant with the separation distances for houses as prescribed by retained policy DC38 of the Macclesfield Local Plan.

(NC)

Application No: 21/4484M

Location: 223 Park Lane, Poynton SK12 1RH

Applicants Name: Vivienne Selbie

Proposal: Rear infill extension, replacement and adjustments to rear elevations windows and doors.

Recommendation: No objection (NC)

Application No: 21/4594M

Location: 1 Pine Road, Poynton, SK12 1QD

Applicants Name: Mr Baylon

Proposal: Proposed two storey side extension. Resubmission of 20/4632M with amendments.

Recommendation: Poynton Town Council have no objection to the proposed plans, providing that:

1. **The Planning Officer is satisfied that there will be no loss of light to neighbouring property.**
2. **The Flood Risk Team is satisfied that the Flood Risk Assessment and Outline Drainage Strategy supplied by the applicants will address fully the concerns raised over the previous application.**

(NC)

18. Communication Messages

Members agreed the following communications from this meeting:

- The appeal decisions on application (20/1393M) Outline application for demolition of dog boarding kennels and cattery and the construction of five dwellings The Coppice Boarding Kennels and Cattery, The Coppice, Poynton, SK12 1SR.
- Consultation on the Stockport Local Plan; this does affect Poynton and the Town Council are concerned about the very large development bordering Poynton and the developments to the west of High Lane which will cause issues such as congestion and air quality and the Town Council urges residents to comment on the consultation.

RESOLVED: That the communication messages from this meeting as stated were agreed (NC)

Meeting end time: 8.55pm

Chair

Dated.....