

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 25TH OCTOBER 2021 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, T Swatridge, Mrs J Saunders

Officers in attendance: K McDowell, (Deputy Town Clerk)

32. 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.

33. Questions from members of the public

Members of the public were in attendance to discuss application 21/5197M on Green Lane.

34. Apologies for absence

Cllr S Lees, J Waterhouse, Miss H Whittaker

35. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

36. The Chair proposed that the agenda was adjusted to allow 21/5197M Green Lane in item 12 be the next order of business.

RESOLVED: Item 12, 21/5197M 1 Price Poultry Farm, Green Lane is discussed as the next item of business (NC)

All members of the public present spoke against the proposed development. A member of the public reminded the Committee that a previous application had been submitted some time ago and had been refused, he was concerned that this application could be the start of a bigger plan, in which once approval was granted for 5 dwellings then the site could later be expanded further. The Chair advised he could not comment on that scenario but noted it was at the back of their minds.

A member of the public commented that they are concerned that this site is in the Green Belt and if the application is approved it may open the gate for other similar sites to be developed on the Green Belt.

A member confirmed that they had had a letter from a concerned neighbour about the application.

It was also noted that the site was not on the brown field register. The Chair confirmed that although Cheshire East makes the final planning decision, Poynton Town Council can still offer an informed decision and the discussions had raised some complex and technical questions.

The Chair proposed that the advice and opinion of the Town Council's Planning Consultant is requested before a final recommendation is made to Cheshire East.

A member confirmed that this will not be "called in" at Cheshire East until we ascertain the advice from the planning consultant.

A member confirmed that neighbours had so far not received letters from Cheshire East advising them of the application like they did for a previous application and there was no public planning notice near the entrance to the site. It was only by chance they found out.

The Chair also reminded the public to ensure their views, for or against, were registered on the Cheshire East portal for this application.

RESOLVED – That we seek advice from the Planning Consultant before recommendations are made and the application is deferred until the next meeting or SO51 if necessary. Also, the Clerk contacts Cheshire East to draw their attention to the fact that no notification letters have been sent to neighbours nor is a public notice displayed at the property and request this is rectified asap and the date for receiving comments is extended accordingly (NC)

37. Approve the minutes of the Planning & Environment Committee meeting on 4th October 2021

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 4th October 2021 were approved (4 for, 1 abstention)

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

The Deputy Clerk provided an update on the action log for 2020-2021 as follows:

TPO requests - response received from the Trees team at Cheshire East advising they are experiencing delays and currently have a backlog, but the requests have been noted and they will be considered in due course.

The members requested that this matter be chased up in March / April 2022 if no response received before.

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

39. To receive, consider and agree a response to the letter received from Cheshire East Public Path Orders Officer, regarding the proposed diversion of footpaths 43 and 46, north of Hazelbadge Road.

Members discussed the proposed diversion. Leaving aside the Town Council's consistent opposition to building this estate on land off Hazelbadge

Road, if Cheshire East insist on building the estate the diversion is probably reasonable. We also note the map clearly shows the stub road that is shown in the latest planning application, does not go to the Northern boundary of the site. We trust that the planning application will be amended accordingly. A member noted that there is an intention to install two kissing gates and wanted to ensure they were wide enough for bicycles to pass through as it connects to the paths on the A555 bypass.

RESOLVED: The Clerk replies in that the Town Council remain opposed to this planning application as we believe it is a wholly inappropriate development of a site that should have remained in the Green Belt. However, without prejudice to that view, the proposed footpath diversions do not seem unreasonable, although we would make the following points:

- We note the proposed diverted routes for footpath 46 crosses near the boundary of the site, where some of the plans to the latest planning application shows a stub road going to the northern boundary. This stub road is not shown on the plans for the footpath diversion and we trust that the planning application will be amended accordingly (to remove the stub road).
- Suitable provision must be made during construction of the estate to ensure that the public footpaths remain fully open, either in their existing or new format so members of the public can continue to access them safely.
- The two kissing gates on the Northern boundary of the site on footpaths 43 and 46 should be of sufficient dimensions that it is possible to get a bicycle through them easily as both of these paths both lead ultimately to the A555 bypass and may be used by people for cycling. (4 for, 1 against)

40. To receive, consider and agree a response to the Cheshire East draft Environmental Protection Supplementary Planning document (EP SPD)

41. To receive, consider and agree a response to the Cheshire East draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning document (RoFFI Costs SPD)

RESOLVED: That the Clerk asks John Knight to draft a response to both Cheshire East draft documents: Environmental Protection Supplementary Planning document and Recovery of Forward Funded Infrastructure Costs Supplementary Planning documents on behalf of the Town Council (NC)

42. To note and receive the appeal decision made by the Northern Planning Committee for 20/2380M Birch Trees Farm, Poynton SK12 1SP.

Members noted that the Inspector has granted planning permission on the basis that it is "limited in filling in a village".

RESOLVED: That the Clerk writes to David Rutley MP to state that this latest decision reinforces our concerns over the “limited infilling in villages” exemption to the Green Belt. There have been several planning applications/appeals have granted in Higher Poynton on Shrigley Hall Road and Coppice Road and they have had the effect of moving all the gaps between houses, so what was previously a semi-rural area is now simple a strip of ribbon development, that could be anywhere. It has affectively urbanised the area, which is contrary to the purposes of the Green Belt. In the forthcoming changes to the planning system the exemption from Green Belt rules for limited infilling in villages is either severely restricted or eliminated altogether (NC)

43. To note the following SO51 decisions:

- a) approval of the response to the GM Places for Everyone Consultation
- b) The further submission to Cheshire East Planning regarding 21/4794M 2a Yew Tree Lane, Poynton.

RESOLVED: That the SO51 decisions are received (NC)

44. Planning applications received for consideration.

Application No: 21/5214M

Location: 127 Dickens Lane, Poynton SK12 1NZ

Applicants Name: Mr James Mellor

Proposal: Proposed ground floor rear extension (single storey).

Recommendation: No objection (NC)

Application No: 21/5105M

Location: 2 Pochard Drive, Poynton SK12 1JU

Applicants Name: Moyes

Proposal: Wooden shed.

Recommendation: No objection, but the Town Council urges that a planning condition should be imposed that the new garage shall be used only for domestic purposes incidental to 2 Pochard Drive, Poynton (NC)

Application No: 21/5117M

Location: 29 Tapley Avenue, Poynton, SK12 1XX

Applicants Name: R Whittaker

Proposal: Prior approval of a single storey rear extension with hipped roof

Recommendation: Poynton Town Council has no objection to this application, providing that:

1. **The Planning Officer is satisfied that it complies with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**
2. **As the site borders Poynton Public Footpath 78, we would urge that the advice of the Public Rights of Way officer is obtained, and**

conditions imposed to prevent the use of the footpath for construction activity or the storage of materials or equipment during construction. (NC)

Application No: 21/5359M

Location: 59 Clumber Road, Poynton, SK12 1NW

Applicants Name: M Lomax

Proposal: Single storey rear extension, conversion of storage area into w.c and utility room and new rear extension store

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 57 Clumber Road. This would appear to breach Poynton Neighbourhood Plan policy HOU14, as the plans do not leave a gap of one metre to the side boundary. (NC)

Application No: 21/4929D

Location: Proposed Poynton Relief Road, Chester Road, Poynton to London Road, Adlington.

Applicants Name: C McQuaid of Arcadis, Manchester

Proposal: Discharge of conditions 13 and 14 of app 16/4436M - Construction of Poynton Relief Road

Recommendation: Poynton Town Council has no objection to this application. (4 for, 1 abstain)

45. Communication Messages

RESOLVED: That the following communication messages from this meeting were agreed:

- **Footpath Diversion**
- **Green Lane planning application 21/5197M (NC)**

Meeting end time: 8.40pm

Chair

Dated.....