

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 4th APRIL 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, T Swatridge, S Lees

Officers in attendance: Haf Barlow (Town Clerk)

134. Recording of meeting

The Clerk 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.

135. Questions from members of the public

A Member of the public attended in relation to agenda item 10 (riparian responsibilities) and the Chair proposed that the item is discussed after item 4.

RESOLVED: That Agenda item 10 is moved up the agenda after item 4 (NC)

136. Apologies for absence

Cllrs Mrs J Saunders, J Waterhouse, M Beanland and Ms H Whitaker

137. Declarations of disclosable pecuniary or other interests

Planning application 22/0996M: Poynton Civic Hall affecting all Committee members.

138. To receive and consider a report and recommendation following a report from a resident regarding riparian responsibilities.

A member of the public spoke about riparian responsibilities of householders on Brookfield Avenue which backs on to Poynton Brook. The Environment Agency carried out work in the area following the flooding event of 2019. A householder has recently had works carried out and hardcore had been deposited on the riverbank raising the level of the riverbank in that area.

It is understood that the Environment Agency has served an enforcement order for the removal of the hardcore, but no further action has been taken by the householder.

RESOLVED: The resident was thanked for bringing the matter to the attention of the Town Council. That the Clerk write to the Environment Agency and copy in the Lead Local Flood Authority to express the Town Council's concern and requesting that enforcement action is taken (NC)

138. To approve the minutes of the Planning and Environment Committee meeting on 14th March 2022

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 14th March 2022 were approved. (NC)

139. To receive and consider the action log 2021-2022

The Clerk had received a response regarding 21/00576E Woodford Road which was shared with councillors. The Chairman requested the Clerk to confirm when the Town Council first contacted Cheshire East regarding this matter.

A response had also been received from Cheshire East in relation to terracing and the Clerk was asked to share this with the planning consultant, John Knight and seek his comments.

RESOLVED: That the report on the action log is received and the Clerk is requested to confirm the date that Cheshire East were first informed about the road and that the Cheshire East planning response in relation to terracing is shared with John Knight (NC)

140. To receive and consider an email from a resident regarding the development at Coppice Road and concerns regarding the Developer's use of the highway, pavement and verges.

The Chairman spoke of this on-going issue. The developers are allegedly driving heavy plant vehicles on the road and residents have reported parking issues and destruction of verges. The Environment Officer has visited the site and referred it back to the Cheshire East Planning Enforcement Team. The Clerk had informed Cllr Hayley Whitaker where to report nuisance parking to Cheshire East and this information has been forwarded to residents

RESOLVED: That the correspondence is received and that the Town Council continue to monitor the situation. (NC)

141. To receive and consider the letter from Eddie Hughes MP to David Rutley MP regarding APP/RO660/W/21/3276282 Land at Birch Trees Farm, Coppice Road SK12 1SP

The Chair suggested we write to David Rutley MP thanking him for his letter but what the Town Council want is for the National Planning Policy Framework to be amended to remove the exemption from the Green Belt for the limited infill.

RESOLVED: That the correspondence is received, and the Clerk will draft a response under SO51 (NC)

142. To receive and consider the email from Shrigley Road North Residents regarding 18/5737M.

The Clerk explained that due to the hoardings it was difficult to know whether any building work had started as only minor works was required

RESOLVED That the correspondence is received, and the Town Council will monitor the matter (NC)

143. To receive and consider a letter from Chadkirk Consulting regarding a proposal to build two houses at land on Waterloo Road

RESOLVED: That the Town Council thank Chadkirk Consulting for their letter. However, the Town Council believes that the Cheshire East Local Plan makes sufficient provision for new housing in Poynton, and we do not believe there is a need for any further developments. The site is in the Green Belt and the Town Council would be disappointed if it was developed because the Green Belt should be maintained. (NC)

144. To receive and consider an email response from a Senior Planner at Cheshire East Council regarding the Town Councils concerns that Rabbit Burrow Farm is included in the Brownfield register.

The Chairman acknowledged that the planning team appeared to have taken the Town Councils point onboard.

RESOLVED: That the correspondence is received and to consider the forth coming Brownfield register (NC)

145. To appoint a representative to represent the Town Council at the meeting of the Strategic Planning Board on Wednesday 6th April 2022 regarding 21/2796M (Land off Hazelbadge Road)

RESOLVED: That Cllr L A Clarke is appointed as representative of the Town Council for the Strategic Planning Board meeting (NC)

146. Planning applications received for consideration

Application No: 22/0861M

Location: 12 Sutton Road, Poynton SK12 1SU

Proposal: Proposed two storey side extension above existing garage with proposed single storey extension to rear.

Recommendation: No objection

Application No: 22/0930M

Location: 127 Dickens Lane, Poynton SK12 1NZ

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

Recommendation: No objection

Application No: 22/0776M

Location: The Bungalow, Lower Park Road, Poynton SK12 1EE

Proposal: Single storey side/rear extension with pitched roof.

Recommendation: Poynton Town Council have No Objection to the proposed extension, providing the Planning Officer is satisfied that the proposed extensions are not inappropriate in the Green Belt, and comply with retained policy GC12 of the Macclesfield Local Plan. This requires that in the Green Belt, total extensions may not exceed 30 per cent of a property's original floor area.

As Lower Park Road is unadopted and is a public right of way well used by pedestrians, the Town Council urges that the application be reviewed by the Public Rights of Way officer and planning conditions imposed to ensure that builders' equipment and materials are not stored on the road or footpath,

Application No: 22/0960M

Location: 4, Victoria Court, London Road South, Poynton SK12 1DT

Proposal: Proposed ground floor single storey extension to the rear of the property. Replacement glazed roof with tiled mono-pitch roof.

Recommendation: No objection

Application No: 22/1003M

Location: Coppice Side Farm, Coppice Road, Poynton SK12 1SP

Proposal: Demolition of existing single storey extension and replacing with smaller flat roof extension. Construction of a dormer to enlarge existing loft space.

Recommendation: Poynton Town Council have No objection to the proposed extension, providing the Planning Officer is satisfied that:

- 1. The proposed extensions are not inappropriate in the Green Belt and comply with retained policy GC12 of the Macclesfield Local Plan.**

This requires that, in the Green Belt, total extensions may not exceed 30 per cent of a property's original floor area;

- 2. The proposed second-floor dormer windows will not overlook nearby houses and cause an unacceptable loss of privacy.**

Application No: 22/0892M

Location: 2 South Mead, Poynton South Mead SK12 1EB

Proposal: Demolition of existing single detached garage and replacement with double garage.

Recommendation: Poynton Town Council have No Objection to the proposed garage but would suggest that a planning condition is imposed that that the new garage shall be used only for domestic purposes incidental to 2 South Mead, Poynton.

Application No: 22/1033M

Location: 40 Distaff Road, Poynton SK12 1HN

Proposal: Removal of attached single storey garage and erection of two storey side extension.

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, there will still be sufficient car parking spaces within the site.

Application No: 22/1035M

Location: 31 Graymarsh Drive, Poynton SK12 1YW

Proposal: Demolition of existing conservatory to the rear of the property. New first floor extension over top of existing garage to the side of the property. New ground floor single storey extension to the rear of the property.

Recommendation: Poynton Town Council objects to this application for the following reasons:

- 1. The proposal to build at first floor level right up to the site boundary conflicts with the following planning policies:**
 - Cheshire East Local Plan: SE1: Design and SD2: Sustainable Development.**
 - Poynton Neighbourhood Plan policies HOU11, HOU13 and HOU14**
 - Macclesfield Local Plan retained policies DC1, DC2 and DC43**
- 2. The proposed first floor side extension would by reason of scale, form and design result in a cramped and intrusive form of development and create a terracing effect.**
- 3. The proposed extension would be unneighbourly to the next-door property, causing a loss of light and overshadowing.**

Application No: 22/0884M

Location: 10 Malmesbury Close, Poynton SK12 1SE

Proposal: Certificate of proposed lawful use for a proposed single storey rear extension and part garage conversion.

Recommendation: Poynton Town Council has no objection to the proposed rear extension but notes that the small garage remaining is shown on the plans as 2.99 metres (9.8 feet) deep by 2.4 metres (7.87 feet) wide. This is too small for most cars.

In the Cheshire East Local Plan, Appendix C (page 439) states:

“The recommended minimum clear internal dimensions for a domestic single garage are 2.7 metres x 5.5 metres.”

The Town Council urges that the Highways Officer be asked to confirm that, following the loss of much of the garage, there will still be sufficient car parking spaces within the site.

Application No: 22/0918M

Location: 17 Beech Crescent, Poynton SK12 1AW

Proposal: Proposed double storey side and rear extension and single storey rear

Recommendation: No objection

Application No: 22/0974M

Location: 68A Chester Road, Poynton SK12 1HA

Proposal: Proposed change of use of existing garage within an existing residential property (class C3) to commercial use (class E) for the use as a dog grooming unit.

Recommendation: Poynton Town Council Objects to this application for the following reasons:

- 1. The proposed use as a dog grooming parlour is an un-neighbourly commercial use which could cause Noise Pollution in a residential area, which includes elderly people’s accommodation at Oaklands Court.**
- 2. Access is inadequate and potentially dangerous, down a narrow private drive with no passing spaces and no visibility splay at the junction with Chester Road (A5149), near the bus stop.**
- 3. The Town Council are also concerned at the issues of drainage, hygienic disposal of waste and parking.**
- 4. We urge Cheshire East to seek the advice of United Utilities on the issue of drainage.**

Application No:22/1100M

Location: 35 Barnaby Road, Poynton SK12 1LR

Proposal: Part single part two storey rear/side wraparound extension.

Recommendation: No objection

Application No: 22/0961M

Location: 48 Brookside Avenue, Poynton SK12 1PW

Proposal: Certificate of proposed lawful use for formation of rooms in roof together with alterations to fenestration.

Recommendation: No objection

Application No: 21/6225M

Location: 26 Trafalgar Avenue, Poynton, SK12 1RU

Proposal: Demolition of existing garage and porch. Erection of a single-story side extension forming a utility room, shower and relocate shed.

Recommendation: No objection

Application No: 22/0843M

Location: 52 Parklands Way

Proposal: The detached property will be developed towards the right-hand side into a double storey extension, alongside a single storey rear extension – including the existing garage. This will conclude in the property becoming a three-bedroom property, a new garage, utility space, alongside a large open-plan kitchen/diner/lounge.

Recommendation: The application form appears to be in error, as 52 Parklands Way is on the left-hand side of its semi, and the plans show a property on the right-hand side. The comments below refer to the plans posted on the Planning website.

Poynton Town Council objects to this application for the following reasons:

1. **The proposal to extend right up to the site boundary conflicts with the following planning policies:**
 - **Cheshire East Local Plan: SE1: Design and SD2: Sustainable Development.**
 - **Poynton Neighbourhood Plan policies HOU11, HOU13 and HOU14. There is no gap of 1 metre to the site boundary as required by policy HOU14.**
 - **Macclesfield Local Plan retained policies DC1, DC2 and DC43**
2. **The proposed side extension would by reason of scale, form and design result in a cramped and intrusive form of development out of character with nearby properties and create a terracing effect. There will be no external access to the rear garden.**
3. **The proposed extension would be unneighbourly to the next-door property.**
4. **The Highways Officer should be asked to confirm that, following the loss of the garage and side parking area, there will still be sufficient car parking spaces within the site.**

Application No: 22/0996M
Location: Poynton Civic Hall
Proposal: Proposed development to install two external air conditioning condensers within a fenced enclosure.
It is proposed that no comment or recommendation is made.

Application No: 22/1065M
Location: 64 Coppice Rd, Poynton SK12 1SN
Proposal: Single storey rear lean-to extension

Possible Recommendation: No objection

147. Communication Messages

Speed of planning decisions

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

Meeting end time: 9.00pm

Chair

Dated.....