

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 9th May 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

Officers in attendance: Kate McDowell (Deputy Clerk)

159. Recording of meeting

The Chair 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.

160. Questions from members of the public

There was a member of the public present who did not wish to ask a question and was there to observe proceedings.

161. Apologies for absence

Cllr Ms H Whitaker, J Waterhouse, Mrs J Saunders

162. Declarations of disclosable pecuniary or other interests

There were no declarations of Interest

163. To approve the minutes of the Planning and Environment Committee meeting on 25th April 2022.

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 25th April 2022 were approved. (NC)

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

RESOLVED: That the Clerk chases a response from the Environment Agency and Cheshire East regarding the hardcore at Poynton Brook and that the action log be received (NC)

165. To receive and consider the report drafted by John Knight on the main modifications for the SADPD

The Chair spoke of the Inspector's report and that it was generally good for Poynton in particular that no alterations to Poynton's Green Belt boundaries are proposed.

RESOLVED: That the Clerk consults with John Knight as to the best responses to make in respect of his report and that we note that we support fully the recommendations of the Inspector that there are to be no changes to the Green Belt boundaries.

We should also state that we disagree with the comments made around the rear garden of 43 London Road North and that the Council feels it should remain an area of protected open space.

166. Planning applications received for consideration.

Application No 22/1459M

Location: Elmerhurst, Middlewood Road, Poynton SK12 1TU

Applicants Name: Mr R Wallington

Proposal: Proposed new roof and loft conversion

Recommendation: Poynton Town Council notes that the proposed extension is a significant addition over and above the height and floor space of the original building. The scale and mass of the roof will increase and must cause some loss of openness in the Green Belt. The extension will be visible across open fields bordering the site and from Public Footpath 20.

We urge the Planning Officer to consider carefully whether the proposed extension constitutes appropriate development in the Green Belt, and if the application complies with Policies HOU7, HOU11 and HOU13 of the Poynton Neighbourhood Plan, Policies SD1, SD2, SE1 and PG3 of the Cheshire East Local Plan and retained policies GC12, DC1, DC2 and DC38 of the Macclesfield Local Plan.

The Highways Officer should be asked to confirm that there will be sufficient parking spaces within the site for the extended dwelling.

Application No 22/1309M

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

Applicants Name: Abode Property Development Ltd

Proposal: Erection of two detached dwellings with associated access and landscaping

Recommendation: Poynton Town Council regrets that this site was granted planning consent on appeal. We believe that it will result in a serious loss of openness in the Green Belt and is part of the systematic urbanisation of what was a semi-rural area into a strip of ribbon development.

1. The Planning Officer is urged to thoroughly review the plans to ensure compliance with the relevant planning policies, including Policies HOU7,

HOU8 and HOU11 of the Poynton Neighbourhood Plan, Policies SD1, SD2, SE1 and PG3 of the Cheshire East Local Plan and retained policies GC12, DC1 and DC41 of the Macclesfield Local Plan.

2. The proposed accesses from Coppice Road to the two proposed new houses have been changed from the original application. The Town Council notes that the access to Plot 2 is very close to the existing bus stop and shelter, a solid stone-built structure. The Highways Officer should review the plans to ensure that there is clear visibility for traffic leaving the site, and no risk to the safety of other road users, pedestrians or people using the bus.
3. The plans should be reviewed by the Lead Local Flood Authority to ensure that the loss of open ground and increased run-off from the site will not increase flood risk, either locally or in Poynton village. This will ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.
4. The proposed conditions suggested by the Contaminated Land Team should be included in any planning consent and ensure compliance with Policy SE12 (Pollution, Land Contamination and Land Instability) of the Cheshire East Local Plan. Conditions should also be imposed to address the risk of old coal mine workings being present in the area.
5. The hedge which screens the site from the road is an important resource for nesting birds and other wildlife and a condition should be imposed requiring that this be retained.

Application No 22/1183M

Location: 43 London Road North, Poynton SK12 1AF

Applicants Name: c/o agent P H Property Holdings Ltd

Proposal: Demolition of existing dwelling and erection of a residential development (Use Class C3) with associated vehicular access, parking, landscaping, drainage and infrastructure. (Resubmission of Application 20/2361M)

Recommendation: Poynton Town Council recommends that this application is refused for the following reasons:

It is the view that the proposed development is contrary to the prevailing Planning policies for the area which are at national, Borough and local level.

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 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 also as set out in the National Design Guide October 2019.
2. The Inspector's report into the rejected appeal into the previous application (ref. 20/2361M) stressed the "incongruous relationship" with the adjacent house at 45 London Road North. While the current proposals have replaced the apartment block with two detached houses, these are both taller and significantly closer to 45 London Road North than the existing house. The Town Council urges the Planning Officer to conduct a thorough review into the

plans and the relationship with nearby houses on London Road North and Milton Drive.

3. Two of the proposed new houses at the rear of the site (Plot 4 and Plot 5) are only a short distance apart. Under Poynton Neighbourhood Plan policy HOU14, both should be at least 1 metre from the site boundary, so giving a gap of 2 metres, but it appears that they are only 1 metre apart. In such a large site, it should be possible to ensure a wider separation.

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, 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), HOU14 (separation), HOU 15 (backland and tandem development) and EGB 2 (open spaces).

The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.

6. Loss of Trees contributing to Amenity – The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area.

7. Backland Development: The proposal represents an undesirable form of backland development without proper road frontage. The houses at the rear of the site would be accessed off London Road North.

8. Development 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. As well as the relationship with 45 London Road North and houses on Milton Drive, the proposed access road to the rear of the site will pass very close to the boundary with 41 London Road North.

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 London Road North 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.

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. The three storey houses raise issues of overlooking and loss of privacy, both within and outside the site. It is not clear that the separation distances in retained policy DC38 have been followed.

11. Highways Issues: The Town Council urges that a qualified Highways Engineer visits the site to conduct a full review of the highway issues. The proposed development may pose a threat to highway safety:

a) Increased Turning Movements - Access to the site is onto London Road North, the A523, which carries traffic north to Hazel Grove and Stockport and south to Macclesfield. Traffic congestion often forms at this point, due to traffic heading north backing up from Fountain Place. There have been several serious road accidents in the area.

b) Inadequate Visibility – The proposed access road needs an adequate visibility splay.

c) There may not be sufficient space for manoeuvring vehicles within the site, in particular to avoid the need for cars leaving the site to reverse out onto London Road North.

d) Inadequate Service Provision – the lack of parking for visitors and tight internal layout may lead to internal congestion and inadequate provision for service vehicles to load and unload, resulting in a threat to highway safety. The rear of the site must be fully accessible for large vehicles such as the dustcart or a fire engine. Wheelie bins should be collected from within the site and not left on the footway by London Road North.

12. Flood Risk - the applicants have provided a flood report, but the authors appear to be unaware of the serious flooding across Poynton in June 2016 and July 2019. They refer only to the obsolete Environment Agency maps and claim that flooding can be expected here only every 1,000 years, despite it happening twice in just three years. In 2016 and 2019, there was significant flooding along London Road North and at the Poynton Sports Club, directly opposite the site. Photographic evidence of this exists and will be provided to Cheshire East.

The s19 Flood Investigation Report into the June 2016 floods, issued by Cheshire East, identifies three areas close to this site where houses suffered both external and internal flooding (areas F, G and H). There is a culverted stream running under London Road North not far to the north of the site. The Sports Club suffered serious flooding. The Town Council urges Cheshire East to seek the advice of their Flood Risk Team.

Application No 22/1552M

Location: 19 Fielding Avenue, Poynton SK12 1YX

Applicants Name: Mr R Spackman

Proposal: Proposed single storey side extension

Recommendation: No objection

Application No: 22/1222M

Location: Garden to Beech Trees, Mill Hill Hollow, Poynton, SK12 1EJ

Applicants Name: Mr Matthews

Proposal: Proposed new 4beds dwelling house with associated external work and garden alteration.

Recommendation: Poynton Town Council oppose this application as an inappropriate development in the Green Belt.

1. It will lead to a loss of openness and urbanisation of a semi-rural area in the Green Belt which is contrary to the National Planning Policy Framework and Policies HOU7, HOU8 and HOU11 of the Poynton Neighbourhood Plan, Policies MP1, SD1, SD2, SE1, SE2, SE3, SE4, SE5, SE6, SE12, SE13 and PG3 of the Cheshire East Local Plan and retained policies GC12, DC1 and DC41 of the Macclesfield Local Plan.
2. The Town Council does not agree with the applicant's claim that this area is a "hamlet" or that the site can be regarded as "limited infilling in a village." In fact, the small group of houses along Mill Hill Hollow and Mill Hill Close has no name and no public facilities of any type. There is no church, shop or pub. The lack of a name shows it has never been a "hamlet" and is certainly not a "village."
3. The Town Council notes that land previously used as a garden does not qualify as a "brownfield" site for planning purposes.
4. Accessibility: The site is not accessible, and all trips are likely to be by private car.
5. Loss of Trees contributing to Amenity – The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area. This is contrary to policy SE5 of the Cheshire East Local Plan.
6. Impact on Wildlife: Undeveloped land of this type provides 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 a new house 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 and policy SE3 of the Cheshire East Local Plan.
7. Flood Risk - the applicants have not provided a flood report. The loss of garden area will reduce absorption of rainfall and increase run-off into the nearby Poynton Brook (incorrectly named by the applicants as Lady Brook), which flooded in 2016 and 2019. The Town Council urges Cheshire East to seek the advice of their LLAFA Flood Risk Team. This will ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.
8. Possibly Contaminated Land: Although the applicants assert that the site was previously used as a garden, many chemicals formerly used in gardens (as fertiliser and pest control) are now banned and there is a risk of contamination. The applicants have so far failed to provide a contaminated land survey, contrary to Policy SE12 (Pollution, Land Contamination and Land Instability) of the Cheshire East Local Plan.
9. Increased Use of Dangerous Junction - The access between Mill Hill Hollow and Woodford Road is poor with restricted sightlines. The Highways Officer should review the application to ensure that there is no threat to highway safety.
10. Mill Hill Hollow is an unadopted road and also a Public Footpath well used by pedestrians. The Town Council urges that the application be reviewed by the Public Rights of Way officer and, if approved, planning conditions

are imposed to ensure that builders' equipment and materials are not stored on the road or footpath.

Application No. 22/1590M

Location: 69 Brookfield Avenue, Poynton SK12 1JE

Applicants Name: Mr Malam

Proposal: Two storey side extension with porch and single storey rear extension.

Recommendation: No objection but would suggest that the proposed landing window facing south be glazed in obscured glass

Application No. 22/1668M

Location: 4 Vernon Close, Poynton SK12 1NG

Applicant: Mr Michael Tew

Proposal: Ground floor side extension to create WC/shower room, utility and storage space with through access from front to rear garden.

Recommendation: Poynton Town Council objects to the 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.

Application No. 22/1563M

Location: 2 Green Lane, Poynton SK12 1TJ

Applicants Name: J Griffiths and J Nash

Proposal: Elevational alterations that include new windows and a new entrance porch with alterations to the roof including new dormer in association with a loft conversion and replacement entrance gates.

Recommendation: Poynton Town Council notes that the proposed extension is a significant addition to the floor space of the original building. The scale and mass of the roof will increase with the addition of dormer windows on the eastern elevation.

We urge the Planning Officer to consider carefully whether the proposed extension constitutes appropriate development in the Green Belt, and if the application complies with Policies HOU7, HOU11 and HOU13 of the Poynton Neighbourhood Plan, Policies SD1, SD2, SE1 and PG3 of the Cheshire East

Local Plan and retained policies GC12, DC1, DC2 and DC38 of the Macclesfield Local Plan.

Application No. 22/1562M

Location: 1 Waters Reach, Poynton, SK12 1XT

Applicants Name: N Blythe

Proposal: Extend at the side, rear and front elevation over 2 floors

Recommendation: Poynton Town Council has no objection to the proposed extensions but notes that the land immediately behind the site (part of the King Pool Place development) is covered by a Tree Preservation Order. An arboricultural report should be supplied by the applicant to ensure that the proposed works will not damage the roots of protected trees.

A possible issue is that a culvert is believed to run from the King Pool to Poynton Pool and may cross this site. The Town Council urges that the Lead Local Flood Authority and United Utilities are consulted on this issue.

167. Communication Messages

Facebook – Have your say:

22/1483M Land to the south of Waterloo Road - Build two new

houses
22/1222M Mill Hill hollow – Build new house

RESOLVED: That the two items above are agreed as communication messages in communication messages (NC)

Meeting end time: 08.35pm

Chair

Dated.....