

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 27<sup>th</sup> June 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

Officers in attendance:

8. Recording of meeting

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

9. Questions from members of the public

Members of the public were present to discuss planning application 22/2143M 1 Price Poultry Farm. Green Lane Poynton.

**RESOLVED: That application 22/2143M, 1 Price Poultry Farm, Green Lane, Poynton is moved up the agenda and will be discussed after agenda item 4 (NC)**

10. Apologies for absence

Cllr Ms H Whitaker, Mrs J Saunders.

11. Declarations of disclosable pecuniary or other interests

Cllr M Beanland declared an interest in planning application 22/1854M. Cllr Beanland is a member of Poynton Royal British Legion. Cllr Beanland will leave the room before the planning application is discussed.

12. 22/2143M 1, Price Poultry Farm, Green Lane Poynton

Members of the public spoke of their concerns regarding this application. As a holiday let, concerns were expressed that there may be an increase in traffic and with a pub nearby, possibly leading to disorderly behaviour and noise late at night as they returned to the property. Flood risk was also a concern. Another member of the public's concern was that several different applications to build on this site have been submitted in the past and one is currently under appeal. The position of the holiday lets and the position of the other proposed application for houses leaves residents concerned about future developments on the site.

The Chair confirmed that it was this specific application that was being considered and the Committee couldn't discuss what may or may not happen in future with the rest of site.

The Chair noted that the Government's planning system generally encourages converting redundant buildings for tourism purposes.

A local example of this is a garage converted into a holiday let in Pott Shrigley.

Cheshire East allowed this application but with conditions to prevent the holiday let becoming a permanently occupied dwelling.

Members discussed the application and agreed that the Town Council should recommend acceptance but with conditions to ensure the buildings are used only as holiday lets.

**RESOLVED: Poynton Town Council has no objection in principle to this application, providing the Planning Officer confirms that the application does not endanger the Green Belt, and in particular meets the requirements of:**

- National Planning Policy Framework paragraph 150(d)
- Cheshire East Local Plan polices PG3 (Green Belt), EG2 (Rural Economy), EG4 (Tourism), SD1 (Sustainable Development), SD2, SE1 (Design) and SE4 (Landscape)
- Retained Macclesfield Local Plan policies GC8, DC2 and DC3
- Poynton Neighbourhood Plan policy EGB5 (Improving access to the Countryside)

The Town Council also urges that the following issues be considered:

1. **Planning conditions should be imposed requiring that the building shall be occupied as holiday accommodation only and not be used as a main or sole residence. No persons shall occupy the holiday let for a continuous period of more than 28 days at a time and it shall not be re-occupied by the same person(s) within 28 days following the end of that period. An up-to date register of the names of all occupiers, including their main home addresses shall be maintained and the information made available upon request for inspection by the Local Planning Authority. (For clarity this restriction relates to each individual booking rather than limiting the use to solely no more than 28 days in a calendar year).**
2. **Flood Risk: The concerns raised by the Cheshire East Flood Risk team regarding an earlier application on this site (ref. 17/6461M) should be addressed to ensure there is no risk to nearby properties or Poynton village. Poynton was subject to severe flooding in 2016 and 2019. In both incidents the Park Lane stream, which is fed by water courses around this site, flooded causing severe damage downstream. Any increase in water run-off from the site would flow into this stream, so increasing flood risk.**
3. **Coal Mining – the site is in a historic coal mining area, adjacent to the former Anson Pit. The applicants should submit a report from the Coal Authority of the possible risk and any actions required.**
4. **Utilities - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents experience frequent electricity cuts, while residents of Coppice Road have complained of sewage backing**

up into their houses. Both the electricity and sewer infrastructure are old and struggle to cope with increased development and the conversion of former commercial or agricultural buildings into housing. The applicants have so far made no proposals to address these issues. The development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: *“Development should wherever possible ... provide appropriate infrastructure to meet the needs of the local community including: ... water; wastewater; and energy.”* This should be addressed by the applicants before planning consent is granted. (NC)

13. To approve the minutes of the Planning and Environment Committee meeting on 6<sup>th</sup> June 2022

A member pointed out a typing error in Part B, second sentence, the Chairman asked if the word “include” could be inserted it would then read “Which includes towns.....”

**RESOLVED:** That the minutes of the Planning and Environment Committee meeting held on 6<sup>th</sup> June 2022 with the above amendment were approved. (5 for, 1 abstain)

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

**RESOLVED:** That the action log be received (NC)

15. To receive and consider the briefing on Biodiversity Net Gain from Andrea Pellegram Ltd

The members considered the report. The Chairman suggested that the Town Council seek John Knight’s (planning consultant) comments on the report.

**RESOLVED:** That the Deputy Clerk writes to John Knight for his opinion and comments on the Biodiversity Net Gain briefing (NC)

16. To receive and consider the briefing on The Levelling Up and Regeneration Bill from Andrea Pellegram Ltd

The members considered the briefing

**RESOLVED:** That the briefing is noted and received (NC)

17. To receive and consider the email from a resident regarding the pavement/pathway at Coppice Road in Higher Poynton

Members discussed the email and considered the contents.

**RESOLVED:** That the Town Council refer the matter to Cheshire East. Referring to both the Highways Department and the Enforcement

**Department and ask that that the footway be reinstated to the previous standard. Pointing out that its effective disappearance forces people to walk in the road which is highly dangerous (NC)**

18. To receive and consider and agree a response to the request from Hedgehogs R Us to take part in the Hedgehog Highway project.

**RESOLVED: That the Town Council buy a box of 150 hedgehog highway surrounds, selling them for cost price at £3.00 subject to a budget check (NC)**

19. To receive and consider the response from Cheshire East, planning and enforcement Manager on 21/0057E. Land to the East of Woodford Road to south of A6MARR

**RESOLVED: That the correspondence from Cheshire East is received and noted and that the Town Council approach SEMMMs and Stockport Council to ask them what action they can take to resolve this (NC)**

20. To receive and consider the response from John Knight regarding entering into a formal process to update the Poynton Neighbourhood Plan.

Members considered the correspondence from John Knight.

**RESOLVED: That the correspondence is noted and the review of the Poynton Neighbourhood Plan is deferred until the Levelling Up & Regeneration Bill has passed through Parliament (NC)**

21. Planning applications received for consideration.

Application No: 22/1830M

Location: 14 London Road South, Poynton SK12 1NJ

Proposal: Change of use from Tanning Salon to Children`s Immersive Play Centre.

**Recommendation: No Objection but would suggest that the hours of operation proposed by the applicant (Monday to Thursday: 9 am to 4 pm and Friday to Sunday (plus Bank Holidays): 9 am to 6 pm) are included as a condition in the planning consent. (NC)**

Application No: 22/2183M

Location: 19 Fir Close, Poynton SK12 1PD

Proposal: Double storey side extension and single storey front porch extension.

**Recommendation: The Town Council has no objection in principle to this application but notes the comments from the neighbour at 60 Brookside Avenue and would urge that the Planning Officer conducts a full review including a site visit to ensure that the proposed extension does not lead to overlooking or loss of privacy. (NC)**

Application No: 22/2109M

Location: 30 Shrigley Road North, Poynton SK12 1TE

Proposal: Variation on condition on approved application 21/0511M – Proposed loft conversion with rear dormer.

**Recommendation: Poynton Town Council reiterates our concerns regarding the original application ref. 21/0511M, in particular that the proposed second floor dormer windows will look over a significant area, so risking overlooking of nearby gardens and loss of privacy. However, in view of Cheshire East allowing that application, we do not consider that the latest application raises any additional issues. (NC)**

Application No: 22/2393M

Location: Willow Bloom, 6A, Shrigley Road North, Poynton SK12 1TE

Proposal: First floor bedroom extension over garage.

**Recommendation: Poynton Town Council objects to this application as contrary to the protection of the Green Belt. This house has been progressively increased in size in consecutive applications: 19/3950M, 21/2221M and now 22/2393M. A garage has been added and the latest proposals will increase both height and massing. This will cause a loss of openness and contribute to the increasing urbanisation of a semi-rural area and set a dangerous precedent for similar inappropriate extensions in the area.**

The proposed extension is contrary to:

- Cheshire East Policies PG3 (Green Belt), SE1 (Design), SD1 and SD2 (Sustainable development).
- Retained Macclesfield Local Plan policies GC8 and DC2. The repeated extensions may also breach Policy GC12, which sets a limit for extensions in the Green Belt of 30 per cent of the property's original floor area.
- Poynton Neighbourhood Plan policies HOU7 (Environmental Considerations), HOU11 (Design) and HOU13 (Extensions to Existing Dwellings). (NC)

Application No: 22/2378M

Location: 53, Glastonbury Drive. Poynton SK12 1EN

Proposal: Construction of single storey rear/side extension, front porch, garage extension and associated internal alterations.

**Recommendation: Poynton Town Council have no objections in principle to the proposed extensions but would urge that the Planning Officer consults with colleagues at Cheshire East to ensure that the proposed changes to the boundary fencing will not intrude on any publicly owned land on the east side of Selby Close.**

**A further concern is that an oil pipeline crosses this estate. The Planning Officer should ensure that the foundations of the proposed extensions do not intrude on the exclusion zone protecting the pipeline. (NC)**

Application No: 22/1808M

Location: Woodacre, South Park Drive, Poynton SK12 1BS

Proposal: Demolition of existing dwelling and the erection of five later living apartments and two detached dwellings with associated landscape and access works.

**Recommendation:** Poynton Town Council objects to this application, which is wholly inappropriate for the site. In terms of Planning policy, it is the Town Council's view that the proposed development is contrary to the prevailing Planning policies for the area which are at national, Borough and local level. Therefore, the application should be refused for the following reasons:

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 as set out in the National Design Guide October 2019.
2. This house and its neighbours form an area of lower density housing with larger gardens and a significant number of trees. 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)"*.
3. This application is in breach of retained policy H12 of the Macclesfield Local Plan. The policy designates the site as part of a Low-Density Housing Area. It specifically requires that; *"Along South Park Drive, the existing frontage building line should be maintained."*
4. 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.
5. Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1, SD1, SD2, SE1, SE2, SE3, SE4, SE5, SE12, SE13, 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, DC3, DC6, DC8, DC37, DC38, DC41 and RT2.
6. 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, 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), HOU15 (backland and tandem development) and EGB 2 (open spaces).

7. 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.
8. The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.
9. 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.
10. 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 and policy SE3 of the Cheshire East Local Plan.
11. 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 South Park Drive, along the side of the proposed block of flats.
12. 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. The proposed three-storey block of flats is much taller than the existing bungalow and are significantly higher than nearby properties.
13. The proposed wheelie-bin store right by the boundary with “Towers Wall” is unneighbourly, as such facilities often smell in warm weather and attract vermin. The store also appears too small to accommodate 21 wheelie bins (3 per flat and house).
14. 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 South Park Drive and neighbouring streets has many 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.
15. There is a lack of Amenity Space for Residents of the proposed Flats. The two houses have their own gardens, but there is only a small lawned area shown on the plans for the occupants of the proposed apartment block.

16. 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, especially from the three-storey apartment block.
17. 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 – The development will increase traffic using South Park Drive and the dangerous junction with London Road North (A523).
  - b) There may not be sufficient space for manoeuvring vehicles within the site, particularly to avoid the need for larger vehicles leaving the site to reverse out onto South Park Drive.
  - c) Inadequate Service Provision – the lack of parking for visitors and tight internal layout will lead to internal congestion and inadequate provision for service vehicles to load and unload, resulting in increased parking on South Park Drive and a risk to highway safety.
  - d) It is not clear that the rear of the site will be fully accessible for large vehicles such as the dustcart or a fire engine. Allowing up to 14 wheelie bins to be left on the pavement would be a danger to pedestrians. At this point the footway is no more than 1.5 metres wide, and when the wheelie bins are put out, users of prams, buggies and wheelchairs will be forced to use the road. The Town Council believes this is a serious threat to road safety and will discourage pedestrians, leading to increased car travel.
18. The applicants have not provided a visibility splay to demonstrate that the proposed access onto South Park Drive is safe. For a similar application ref 20/2361M at 43 London Road North, Poynton the Highways Officer (memo of 20/7/2020) stated that:
- “In line with guidance set out in Delivering Streets and Places, CEC does not normally support private driveway access to more than five dwellings, this proposal is for a level of development that is significantly higher than that threshold ... Therefore, a revised access layout is required with appropriate corner radii, carriageway width, footway provision and site access visibility etc. provided. Refuse collection will need to be undertaken internally for this level of development, to avoid the assembly of refuse bins on the adopted public highway/footway and the resulting obstruction to safe pedestrian movement that this may cause”
19. The site access should be at least 5.5 metres wide with 6 metre kerb radii. The final site layout for 20/2361M (43 London Road North), was recommended for approval by the Highways Officer (see email of 5/3/2021) who stated:
- “The site access width has been increased to 5.5m wide with 6m kerb radii ... It is intended that the refuse vehicle enters the site and there are bin collection points for both the apartments and the houses.”
20. The plans to date lack details of car parking provision. No dimensions are shown for the proposed bays and so they may not comply with Appendix C of the Cheshire East Local Plan, which states, “*Standard parking bays are to be provided at a size of 4.8m x 2.5m.*”



21. Possibly Contaminated Land: Although the site is currently used as a house and 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.
22. Flood Risk - the applicants have not provided a flood report. The loss of garden area will reduce absorption of rainfall and increase run-off. There was flooding in the Poynton Park area in 2016 and 2019. The Town Council urges Cheshire East to seek the advice of their LLFA Flood Risk Team. This will ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.

Application No: 22/1786M

Location: 197, London Road South, Poynton SK12 1LQ

Proposal: New build dormer bungalow with associated works.

**Recommendation:** Poynton Town Council objects to this application, which is wholly inappropriate for this site. In terms of Planning policy, it is the Town Council's view that the proposed development is contrary to the prevailing Planning policies for the area which are at national, Borough and local level. Therefore, the application should be refused for the following reasons:

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 as set out in the National Design Guide October 2019.
2. 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.
3. Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1, SD1, SD2, SE1, SE2, SE3, SE4, SE5, SE12, SE13 and SC3 of the Cheshire East Local Plan 2017 and the following Saved policies of the Macclesfield Borough Council Local Plan 2004: DC3, DC6, DC8, DC9, DC16, DC17, DC37, DC41 and RT2.
4. 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. The development would fail to meet the following policies of the Neighbourhood Plan: HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design), HOU15 (backland and tandem development) and EGB 2 (open spaces) and EGB10 (wildlife corridors).

5. 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.
6. The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.
7. Threat to Protected Trees – The site borders an area of woodland subject to a Tree Preservation Order. The proposed development by virtue of its size and siting may 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. A report should be prepared by a qualified Arboriculturist to confirm that the proposed works, including digging foundations and installing services, will not damage the roots of protected trees.
8. Impact on Wildlife: Large gardens and open land such as this 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 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 and policy SE3 of the Cheshire East Local Plan.
9. Wildlife Corridor: Poynton Brook forms a wildlife corridor, (see Poynton Neighbourhood Plan, Appendix B, Map 4). Policy EGB10 of the Poynton Neighbourhood Plan requires that any proposed developments in or near a wildlife corridor should be assessed, and, if significant harm cannot be avoided, refused.
10. 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 via an unmade and unadopted road off London Road South. It is not clear that utilities such as mains water and sewage could be connected to the site.
11. 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.
12. 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 as there may not be sufficient space for manoeuvring vehicles within the site, so forcing vehicles leaving the site to reverse out onto London Road South.
13. Possibly Contaminated Land: Historical uses of the site are unclear 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.

14. Public Footpaths: Two public footpaths run near the site. The Town Council urges that the application be reviewed by the Public Rights of Way officer and, if it is approved, planning conditions are imposed to ensure that builders' equipment and materials are not stored on the road or footpath
15. Flood Risk - the applicants have not provided a flood report. The Town Council notes the comments of the Environment Agency that the site is in a Flood Risk 2 area and a detailed Flood Report must be supplied to ensure compliance with the National Planning Policy Framework (paragraph 167, footnote 55) and policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan. The site flooded in July 2019, as shown in the attached aerial photograph of the Midway area.

Application No: 22/1854M

Location: Poynton Royal British Legion Club, Georges Road West, Poynton SK12 1JY

Proposal: Regularisation of part bowling green to seating area along with regularisation of external signage with extension to existing seating area.

**Recommendation: Poynton Town Council has no objection in principle to the proposed outdoor seating area. We note the importance of this to the Club's survival in difficult economic times. However, we would urge that the Environmental Health Officer is asked to advise on how best to address issues such as noise and if a set closing time for the outdoor seating, as applies to pubs and restaurants, is required. (NC)**

Application No: 22/2281M

Location: The White House, London Road North, Poynton SK12 1BX

Proposal: Resubmission application for proposed infill extension to the ground and first floor and a redesign of the entrance and other external alterations.

**Recommendation: Poynton Town Council does not object to this application, providing the Planning Officer confirms that the increase in floor area does not exceed 30 per cent of the floor area of the property as it existed in 1948. We note that the existing garage was built more recently so should not count for these purposes.**

**However, if the limit is exceeded, then the Town Council objects on the grounds that the proposed extension breaches retained policy GC12 of the Macclesfield Local Plan and Policy PG3 of the Cheshire East Local Plan relating to extensions in the Green Belt (NC)**

Application No: 22/1940M

Location: 2 Millstone Close, Poynton SK12 1XS

Proposal: Approval of reserved matters (landscaping) following Outline Approval 20/5697M – Outline application to form a housing plot for a single dwelling.

**Recommendation: No objection to the proposed landscaping scheme. The Town Council notes that other reserved matters under the outline approval 20/5697M remain outstanding, including provision of a surface water drainage scheme and a detailed drainage strategy / design, associated management / maintenance plan for the site. (NC)**

Application No: 22/2344M

Location: 8 Weller Avenue, Poynton SK12 1LS

Proposal: Single storey side extension with new pitched roof.

**Recommendation: No objection (NC)**

Application No: 22/2187M

Location: Dovecotes, 62 Towers Road, Poynton SK12 1DE

Proposal: Demolition of existing extension and part demolition of existing garage together with new two storey side extension to an existing detached house.

**Recommendation: Poynton Town Council is concerned that Cheshire East have not to date published online such essential information as a location plan, floor plan of the existing dwelling or indication of the site boundary and the property's relationship with nearby houses. This makes it difficult for us to comment.**

**However, if the proposed extensions are within 1 metre of the site boundary, the plans should be rejected as a breach of policy HOU14 of the Poynton Neighbourhood Plan.**

**If the proposed large first floor window faces a neighbouring property and causes overlooking and a loss of privacy, the plans should be rejected as unneighbourly and in conflict 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 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.**

**Should the missing plans be posted, the Town Council may send an updated recommendation. (NC)**

Application No: 22/2254M

Location: Brookside Garden Centre, London Road North, Poynton SK 12 1BZ

Proposal: Erection of an open sided canopy over an existing outdoor retail area

**Recommendation: No objection. However, in view of the flooding of the site in June 2016, we would suggest that the Cheshire East Flood Risk Officer should be consulted. (NC)**

Application No: 22/2319M

Location: 11 Warren Lea, Poynton SK 12 1BP

Proposal: Demolition of existing bungalow and erection of replacement bungalow

**Recommendation: No objection, providing the Planning Officer can confirm:**

1. **The applicant's statement that there will be no increase in roof ridge height over the existing structure and that approved under planning consent 21/5984M, and**
2. **The new bungalow will not be within 1 metre of the site boundary (NC)**

Application No: 22/2473M

Location: 9 Derbyshire Road, Higher Poynton SK12 1TZ

Proposal: Alterations to existing roof, new dormers and internal alterations (resubmission of 21/3057M)

**Recommendation: No objection but would suggest that the first-floor window facing 7 Derbyshire Road is glazed in obscured glass. (NC)**

## 22. Communication Messages

- 1) Hedgehog highways (when purchased)
- 2) Have Your Say  
22/1808M Woodacre, South Park Drive, Poynton SK12 1BS

Meeting end time: 8.50pm

Chair .....

Dated.....