

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 18<sup>TH</sup> JULY AT THE CIVIC HALL, POYNTON

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, T Swatridge and P Oakes

Officers in attendance: Haf Barlow (Clerk)

29. 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.

30. Questions from members of the public

There were no members of the public present

31. Apologies for absence

Cllrs S Lees, Mrs J Saunders and H Whitaker

32. Request that an urgent item is added to the agenda

The Chairman proposed that an item be added to the agenda concerning alleged illegal tree felling on the new Hazelbadge Road housing development.

**RESOLVED: That this item is added to the agenda under SO19 (NC)**

33. Declarations of disclosable pecuniary or other interests

Cllr L A Clarke declared an interest in application 22/2610M 35 Oak Grove, Poynton and will leave the meeting. It was noted that Cllr Oakes and Cllr Swatridge live near the location of 22/2694M and 22/1938M respectively but not close enough for the planning applications to impact on their properties.

34. To approve the minutes of the Planning and Environment Committee meeting on 27<sup>th</sup> June 2022

**RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 27<sup>th</sup> June 2022 were approved. (NC)**

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

The Clerk provided an update on the action log

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

36. To note the following SO51 Decisions:

a) Wording for social media posts in relation to air quality monitoring

37. To receive and consider a report from John Knight on the briefing on Biodiversity Net Gain from Andrea Pellegram LTD

**RESOLVED: That the report from John Knight is received (NC)**

38. To receive and consider the correspondence from Cheshire East Site Allocations and Development Policies Document

It was noted that no further action is currently required.

**RESOLVED: That the report is received and that the Town Council await the Inspector's decision on the Site Allocations and Development Policies Document (NC)**

39. To receive and consider the correspondence from Cheshire East in relation to updating the Poynton Neighbourhood Plan

It was noted that the Committee had agreed to wait the introduction of the new planning legislation prior to reviewing the neighbourhood plan. The advice from Cheshire East supports this approach.

**RESOLVED: That the correspondence be received (NC)**

40. Planning applications received for consideration.

Planning applications received for consideration

Application No: 22/1938M

Location: 118 Park Lane, Poynton SK12 1RG

Proposal: Drop kerb outside my property

**Recommendation:** Objection, Park Lane is a busy road, and the proposed access is directly opposite the entrance to Waitrose's goods yard. The Highways Officer should be satisfied that there will be no reduction in safety. The Council also believes that there is already parking at the rear of all of these properties.

Application No: 22/2527M

Location: 38 Coppice Road, Poynton SK12 1SL

Proposal: Proposed single storey front and rear extensions.

**Recommendation: No objection, providing the Planning Officer is satisfied that the proposed extension is not unneighbourly with regard to 36 Coppice Road.**

Application No: 22/2616M

Location: 4 Woodland Rise, Poynton SK12 1AH

Proposal: Proposed front and rear dormer loft conversion to a detached dwelling.

**Recommendation: Refusal - Poynton Town Council is concerned that the proposed second-floor dormer windows and balcony at the rear will overlook nearby properties and so constitutes a loss of privacy. The “obscure screening” to the balcony may reduce but will not eliminate the loss of privacy.**

**The extension and balcony will be visible from the open fields to the rear, so constituting inappropriate development in the Green Belt.**

**The application will breach of Policy HOU11 (Design) of the Poynton Neighbourhood Plan, Policies SD1, SD2, SE1 and PG3 of the Cheshire East Local Plan and retained policies DC1, DC2 and DC3 of the Macclesfield Local Plan.**

**The application may also breach retained Policy GC12 of the Macclesfield Local Plan, which limits house extensions in the Green Belt to 30 per cent of the original floor area.**

**It is not clear that the proposed works comply with the separation limits for a three-storey property in Policy DC38 of the retained Macclesfield Local Plan. The Planning Officer’s report on the original application ref. 12/3797M expressed concern regarding some separation distances, when the proposed houses were only two storeys high.**

**Loss of privacy. The position of the proposed development in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy currently enjoyed by occupiers of that adjoining property.**

Application No: 22/2690M

Location: 35 Oak Grove, Poynton SK12 1AD

Proposal: Single storey front extension, double storey side extension and part single/part double rear extension.

**Recommendation: Refusal. There is no gap of 1 metre to the site boundary and the proposed extension will create a terracing effect. The application will breach policy HOU14 of the Poynton Neighbourhood Plan and Macclesfield Local Plan retained policy DC43**

**Cllr L A Clarke left the meeting and did not take part in the discussion or vote on this application.**

Application No: 22/2694M

Location: 2 Fielding Avenue, Poynton SK12 1YX

Proposal: Proposed front porch extension with new WC.

**Recommendation:** No objection

Application No: 22/2395M

Location: Wainwright Caravans, Lower Park Road, Poynton, SK12 1EE

Proposal: Demolition of 3 no. workshop buildings and replacement with a new (single) workshop building.

**Recommendation:** Poynton Town Council objects to this application as contrary to national planning policy, the Cheshire East Local Plan and Poynton Neighbourhood Plan.

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 EGB2, EGB3, EGB5, EGB8, EGB15 and EGB16 of the Poynton Neighbourhood Plan, Policies MP1, CO1, SD1, SD2, SE1, SE2, SE3, SE4, SE5, SE6, SE7, SE13, PG3 and PG6 of the Cheshire East Local Plan and retained policies BE2, GC1, DC1, DC3, DC6 and DC9 of the Macclesfield Local Plan.
2. The proposed development is an inappropriate form of development and in this location as it is not sympathetic to the site, neighbouring properties or the character or the surrounding area, so is contrary to Policies SD1, SD2 and SE1 of the Cheshire East Local Plan. The proposed building is significantly larger than the existing structures on the site.
3. 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 rural area on the western edge of the town, the development would fail to meet the following policies of the Neighbourhood Plan: EGB1 (surface water management), EGB 2 (open spaces), EGB3 (natural and historic environment), EGB5 (Improving access to the countryside), EGB7 (landscape enhancement), EGB8 (protection of rural landscape), EGB9 (nature conservation), EGB15 (heritage assets) and EGB 16 (listed buildings).
4. The application site lies within the Green Belt. The Government attaches great importance to Green Belts. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Policy PG3 of the Local Plan and the NPPF outline exceptions to development in the Green Belt. In this instance, the relevant exception is:  
*“The replacement of an existing building providing the building is in the same use and is not materially larger than the building it would replace.”*
  - The applicant's Planning Statement (paragraph 2.3) says the existing buildings cover 211.5 square metres and have a volume of 644 cubic metres, with a maximum height of 3.14 metres (10.3 feet).
  - The proposed new building (see paragraph 3.3) will cover 233 square metres, have a volume of 967 cubic metres and a ridge height of 4.15 metres (13.62 feet).
  - Percentage increases: Area +10.2 per cent, Volume +50.2 per cent, max height +32.2 per cent.

5. The applicant's statement (paragraph 1.6) that *"the cumulative increase is policy compliant and would not be materially larger than the buildings being cumulatively replaced"* is clearly refuted by the above figures. The proposed new building represents a material increase in size compared to the buildings it will replace, reducing openness in the Green Belt and so is contrary to the National Planning Policy Framework (NPPF) and Policy PG3 of the Cheshire East Local Plan. There are no considerations of sufficient weight that would clearly outweigh the harm to the Green Belt and very special circumstances do not exist.
6. Highway Safety – The application poses a clear risk to highway safety. The Highways Officer should review the application to ensure that there is no threat to highway safety.
- Increased Use of Dangerous Junction - The site is accessed off Woodford Road via the unmade and unadopted Lower Park Road. The junction between Lower Park Road and Woodford Road is poor with restricted sightlines and is near to the hump-backed bridge over the railway. Traffic crossing the bridge going east has only a few seconds to observe traffic turning right out of Lower Park Road.
  - Lower Park Road is narrow at several points and increased traffic volumes should be avoided. The development is clearly designed to be used by Heavy Goods Vehicles (note the large door to the proposed building) and the existing access is totally unsuitable for such traffic.
  - 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. Should the application be approved, planning conditions must be imposed to ensure that builders' equipment and materials are not stored on the road or footpath.
7. The proposed development is contrary to Policy EGB5 (Improving access to the countryside) of the Poynton Neighbourhood Plan and retained policy DC6 (circulation and access) of the Macclesfield Borough Local Plan.
8. Accessibility: The site is not accessible by public transport, and all trips are likely to be by private car or lorries. The larger building will increase the number of vehicle movements, contrary to Policy CO1 (Sustainable traffic and transport) of the Cheshire East Local Plan.
9. Threat to Protected Trees – The proposed development by virtue of its size and siting would endanger at least one protected tree and other trees and a hedgerow which are of amenity value to the area. The site includes trees protected by a Tree Preservation Order. Development of this site and the loss of protected trees would be contrary to policy SE5 of the Cheshire East Local Plan and retained policy DC9 of the Macclesfield Local Plan.
10. Listed Building: "Haybrook", a farmhouse of 17<sup>th</sup> century origins and a Grade 2 listed building, is close to the site. The proposed development would damage the

long-established setting of this important part of Poynton's heritage and be contrary to Policy SE7 of the Cheshire East Local Plan, retained policy BE2 of the Macclesfield Local Plan and Policies EGB15 and EGB16 of the Poynton Neighbourhood Plan.

11. **Flood Risk** - The increased roof area and loss of open land will reduce absorption of rainfall and increase run-off. The plans give no information on drainage or how run-off will be dealt with. 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 and Policy EGB1 of the Poynton Neighbourhood Plan.
12. **Impact on Wildlife**: Land in this area 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 increased scale of the proposed new building 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 such habitats is also contrary to the Habitats and Biodiversity Chapter of the NPPF, policy SE3 of the Cheshire East Local Plan and policy EGB9 (nature conservation) of the Poynton Neighbourhood Plan.
13. **Noise**: The proposed building has a large, metal roof. The drumming sound of heavy rain on such a roof could disturb occupants of nearby houses. The advice of the Environmental Health Officer should be obtained.

Application No: 22/2454M

Location: New House Farm, Middlewood Road, Poynton, SK12 1TU

Proposal: Determination application for proposed new road

**Recommendation:** The Town Council welcomes the decision of the Council to reject the application. The Town Council is concerned that the applicants assert that this application can be dealt with simply by a "determination". It will change the appearance of what is currently open fields. We believe that such a development in the Green Belt should be the subject of a full planning application.

The Highways Officer should visit the site and conduct a full review, in particular of the proposed junction with Middlewood Road. The existing gate at this point only provides access to a field. The plans submitted by the applicants do not include any details of a visibility splay at the proposed junction with Middlewood Road. This is essential since they state that the new road will be used by large agricultural vehicles.

Should the application be approved, conditions should be imposed requiring that it be used only for agricultural purposes at New House Farm.

Application No: 22/2255D

Location: Copperfields development, land at Sprink Farm off Dickens Lane, Poynton.

Proposal: Discharge of conditions 7, 19 & 20 on approved application 19/1972M -

Application for reserved matters approval (appearance, landscaping, layout and scale) for

the erection of 148 dwellings, landscaping, public open space, associated infrastructure and parking

**Recommendation: Poynton Town Council have the following comments on the proposed discharge of three conditions on planning consent ref. 19/1972M.**

**Condition 7: Footpath 33 and related matters**

The plans provided do not appear to show Footpath 33, the dropped kerbs or the path along Dickens Lane in any detail. It is not clear that the prescribed conditions have been met. The applicants should be asked to provide a detailed plan showing this information. Both the Highways Officer and Public Rights of Way officer should be asked to comment.

**Condition 19: Landscape and Habitat management plan**

Poynton Town Council supports the comments of the Nature Conservation Officer and urges these be adopted. The Trees Officer should also be asked to comment.

**Condition 20: Cycle Stores and Bin Stores**

The proposed cycle stores and racks seem adequate, but who will be responsible for future maintenance?

The proposed bin stores are totally unsuitable. They are simply garden sheds, and there is a risk they will be used for illegal or anti-social activity. The stores should be kept locked or open to public view. The Town Council urges that the advice of Cheshire Police's Designing Out Crime officer be obtained. (See his detailed comments on the broadly similar application 22/0104M at Spinners Lane, Poynton).

A development such as this should have CCTV covering public areas.

Who will be responsible for future maintenance of the bin sheds?

41. Communication Messages

Wainwright Caravans application  
Hedgehog Highway

42. Hazelbadge Road Development.

A member of the public had contacted the Mayor to express concern that the developers of the Hazelbade Road site had illegally felled a number of trees. Members of the public had spoken to contractors, and they stopped felling the trees. Cheshire East enforcement also visited the site and spoke to the contractors

The Clerk had emailed the Planning Officer dealing with the application. It was confirmed that the Discharge of Conditions application is still being considered by the Council and will be determined as soon as possible. The planning officer is only aware of site clearance work, no development to date and there this does not amount to a commencement of development so there is no breach of planning permission. The planning officer was also

aware of machinery arriving on site, but again this did not amount to a commencement of the development. The planning officer is happy to update the Town Council on the Discharge of Conditions application as it develops. Concerning the work on trees, the Chairman asked if any work had been undertaken on protected trees.

It was noted that the application did include the felling of a number of trees which were protected by Tree Protection Order and the application together with the felling of those trees had been approved.

**RESOLVED: That the verbal report from the Clerk is received. That a member of the Town Council staff visits the site to take photos of all trees that have been subject to felling or work. If necessary, this will be referred to Cheshire East. That the Clerk reply to the resident who brought this to the Town Council's attention, informing them of the Town Council's actions. (NC)**

Meeting end time: 8.35

Chair .....

Dated.....