

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 7.00PM ON MONDAY 8TH AUGUST 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, Mrs J Saunders and T Swatridge,

Officers in attendance: Haf Barlow (Clerk)

43. 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.

44. Questions from members of the public

There were no members of the public present.

45. Apologies for absence

Cllrs Ms H Whitaker, K Booth, S Lees and P Oakes.

46. Declarations of disclosable pecuniary or other interests

There were none.

47. To approve the minutes of the Planning and Environment Committee meeting on 18th July 2022

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 18th July 2022 were approved with the correction of the name of Hazelbadge Road. (NC)

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

Members noted that a response had been received from Paul Wakefield in relation to the felling of Trees at the Hazelbadge Road development site. Mr Wakefield confirmed that he is in discussion with the applicant and is also trying to establish if any other trees shown for retention have been removed.

It was noted that there had been no update regarding the additional two houses on the Copperfield Development off Dickens Lane (ref. 20/5724M).

RESOLVED: That the action log be received (NC)

49. To receive, consider and agree who will attend the Cheshire East Council Northern Planning Committee meeting on Wednesday 10th August 2022 at 10.00am to represent the Town Council on application 21/5810M 64 Dickens Lane Poynton SK12 1NT

RESOLVED: That Cllr M Sewart represents the Town Council at the Cheshire East Council Northern Planning Committee meeting on Wednesday 10th August 2022 (NC)

50. Planning applications received for consideration.

Application No: 22/3010M

Location: West View House, 4A Shrigley Road North, Poynton SK12 1TE

Proposal: Application for bedroom above 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 22/3010M. A first-floor extension is proposed to be added above the garage and the latest plans will increase both height and massing. This will cause a loss of openness in the Green Belt, 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).

Application No: 22/3023M

Location: 7 Hilton Road, Poynton SK12 1TP

Proposal: Single storey replacement structure to the rear of dwelling with an external veranda, replacing an existing conservatory. Also proposed is an infill extension with external porch to the property's frontage. Modifications to the building envelope include changes to window and door positions and sizes and improvements to the building's thermal envelope.

Recommendation: Poynton Town Council has no objection in principle to the proposed changes to this property, providing the Planning Officer is satisfied that they are acceptable within the Green Belt and the issues below are addressed:

Hilton Road becomes a public footpath (Poynton FP 20), immediately to the north of the application site, while another public footpath (Poynton FP2) goes through the field to the west of the site. The Public Rights of Way officer should be asked to comment on this application.

The Town Council notes that the roof of the proposed new veranda at the rear of the house may increase run-off of rainwater. The stream in the field to the west of Hilton Road flooded in 2016 and 2019, damaging a nearby house, and is one of the watercourses forming the Park Lane stream, which flooded in 2016 and 2019. We urge that the Cheshire East Flood Risk Team be asked to advise on this issue and how any run-off can be safely collected and stored within the site and to ensure compliance with policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.

Application No: 22/2529M

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

Proposal: Variation of Condition 3 on 21/5999M – Prior approval for a change of use of agricultural building to a dwelling.

Recommendation: Poynton Town Council notes that Cheshire East approved the conversion of this agricultural building to residential use in application 21/5999M. Providing the Planning Officer is satisfied that the latest application conforms to Class Q of the relevant Planning Order and are acceptable within the Green Belt, the Town Council has no objection in principle to the latest amendments.

However, we note that the proposed rear south elevation includes several large windows. Houses with such features have reportedly overheated in the recent exceptionally hot (~40°C) weather, with residents having to install air conditioning – which increases energy use and so is highly inefficient and undesirable. Reducing the size of these windows would cut the risk of this occurring.

The Town Council also agrees with the comments of the Environmental Health Officer regarding Contaminated Land risk. We urge that the land contamination conditions previously imposed on the decision notice for 21/5999M should be re-applied if this application is approved.

Application No: 22/2816M

Location: 1 Furness Close, Poynton SK12 1QN

Proposal: Single storey rear extension, new roof over existing single storey side extension, together with a new porch and partial conversion of garage to a habitable room.

Recommendation: Poynton Town Council is concerned that Cheshire East have accepted block plans that do not show the site boundary or the property's relationship with nearby houses. This makes it difficult for us to comment.

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

The proposed side extension will cause a loss of light and increase shadowing to the neighbouring properties at 4 and 6 Kirkstall Close, especially in the afternoon and evening. This may be 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. The plans do not show a 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.

Flood Risk: The Town Council notes that the site is classed on the Environment Agency's flood risk summary as "High Risk" for surface water flooding. The proposed extension will increase run-off of rainwater, and this should not be allowed to flow into Poynton Brook, which flooded in 2016 and 2019. We urge that the Cheshire East Flood Risk Team be asked to advise on this issue and how any run-off can be safely collected and stored within the site, and to ensure compliance with policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.

Application No: 22/2850M

Location: Hollowbrook Cottage, Mill Hill Hollow, Poynton SK12 1EJ

Proposal: Prior approval of an additional storey to a maximum height of 8.1m.

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

1. The application does not conform to Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020, as Hollowbrook Cottage was built before 1st July 1948. Review of the 6-inch Ordnance Survey map, as revised in 1938 and published in 1945, clearly shows a house in the same location as the existing property. On both the 1945 map and modern maps, Hollowbrook Cottage is the third house along the north side of Mill Hill Hollow. On both maps it is sited identically near the eastern border of the plot.

The Ordnance Survey map for 1945 can be found on the National Library of Scotland website, see: <https://maps.nls.uk/view/101598331>

Paragraph AA1, clause (c) of the Regulations states:

“AA.1. Development is not permitted by Class AA if— ... (c) the dwelling house was constructed before 1st July 1948 or after 28th October 2018”

Therefore, this application falls outside the Class AA regulations and should be rejected.

2. In addition to the above reason, the proposed additional floor extension will cause a loss of light and increase shadowing to the neighbouring property “The Dell,” especially in the afternoon and evening. This is 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. The plans do not show a gap of 1 metre to the site boundary as required by policy HOU14.
 - Macclesfield Local Plan retained policies DC1, DC2 and DC43
3. **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.
4. **Flood Risk:** The Town Council notes that the Hollowbrook Cottage area is classed on the Environment Agency’s flood risk summary as “High Risk” for surface water flooding. The proposed extension may increase run-off of rainwater, and this should not be allowed to flow into Norbury Brook, which flooded in 2016 and 2019. We urge that the Cheshire East Flood Risk Team be asked to advise on this issue and how any run-off can be safely collected and stored within the site, and to ensure compliance with policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.
5. **Public Right of Way:** Mill Hill Hollow is both a road and a public footpath (Poynton with Worth FP 3). The Public Rights of Way officer should be asked to comment on this application.

Application No: 22/3055M

Location: 21 Varden Road, Poynton, SK12 1LZ

Proposal: Prior approval for proposed single storey rear extension extending 4.70 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.30 metres.

Recommendation: No objection

Application No: 22/2929M

Location: 4 Eaton Close, Poynton, SK12 1UY.

Proposal: Prior approval of Widening of previous kitchen extension extending 4.5m beyond the rear wall, maximum height of 3.75m and eaves height of 3.75m.

Recommendation: No objection

Application No: 22/2993D

Location: Quarnford, Towers Road, Poynton, SK12 1DF

Proposal: Discharge of conditions 4, 6a and 7 on approved application 19/3469M: Infill development within green belt by way of 3 bedroom bungalow and demolition of garage

Recommendation: Regarding Condition 4, Poynton Town Council notes with concern that the applicants propose draining surface water from the site into the public sewer system. This increases the risk of flooding and sewage escaping into rivers.

Policy SE13 of the Cheshire East Local Plan, section 4 states:

“It is not sustainable to dispose of surface water via the public sewer systems; applicants seeking to drain to the public sewers must demonstrate there are no other more sustainable viable options.”

The Town Council is concerned that the submitted plans do not comply with Policy SE13. We urge that these plans are reviewed by Cheshire East’s Flood Risk Team.

Regarding Conditions 6a and 7, Poynton Town Council urges that the report prepared by the applicant’s consultants be reviewed by the appropriate specialist officers at Cheshire East to ensure compliance with Policy SE12 of the Cheshire East Local Plan, covering Pollution, Land Contamination and Land Instability. All recommendations should be written into the planning consent notice.

Application No: 22/2926M

Location: Red Legg Barn, Green Lane, Poynton, SK12 1TJ

Proposal: Creating flat roof dormer(single)

Recommendation: Poynton Town Council has no objection in principle to this application, providing the Planning Officer confirms it complies with the requirements of the Green Belt, Macclesfield Canal Conservation Area and the Peak Fringe Area.

Application No: 22/2963M

Location: The White Bungalow, South Park Drive, Poynton SK12 1BS

Proposal: Demolition of existing dwelling to top of foundations. Reconstruction of energy efficient replica dwelling onto original foundations including additional first floor extension.

Recommendation: If the proposed rebuilt house maintains a distance of at least 1 metre from the site boundary, then Poynton Town Council has no objection. If it does not, then we object as a breach of the requirements of Poynton Neighbourhood Plan policy HOU14.

The Town Council urges that the Planning Officer ensures the plans are compliant with the separation distances for houses as prescribed by retained policy DC38 of the Macclesfield Local Plan. A two-storey house will require longer separation distances than a bungalow.

While a technical issue, foundations that were designed for a bungalow may not be of sufficient scale and depth for rebuilding as a two-storey structure.

Application No: 21/5810M

Location: 64 Dickens Lane, Poynton, SK12 1NT

Proposal: Full planning application for the demolition of the existing dwelling and the erection of two detached dwellings and six apartments with associated landscape and access works. (Revised Plans)

Recommendation: Poynton Town Council has reviewed the revised plans but believe that these changes fail to address the concerns expressed in the Town Council's previous response of 7 December 2021. We have the following comments on the revised plans and the response by the Strategic Highways Officer:

- 1. The increase in width of the car parking spaces will reduce further the very limited communal garden area available to residents of the apartment block.**
- 2. No car parking spaces are provided for visitors. This may lead to increased parking on Dickens Lane.**
- 3. The response by the Strategic Highways Officer does not address the traffic issues on Dickens Lane. The road and footway by the site are used by many pedestrians, including pupils at Vernon Primary, St Paul's Primary and Poynton High Schools. Road traffic will soon increase significantly, due to the 148 houses being built at the Sprink Farm site.**
- 4. The proposal that the dustcart will park on Dickens Lane while up to sixteen wheelie-bins are collected, emptied and returned may cause congestion and endanger road safety. The site is close to the Zebra crossing and busy junction with Clumber Road.**

Application No: 22/3076M

Location: 56 Charlecote Road, Poynton, SK12 1DL

Proposal: Single storey front and rear extension with changes to roof.

Recommendation: No objection

Application No: 22/3090M

Location: 86 Worth Clough, Middlewood Road, Poynton, SK12 1SH

Proposal: Single storey front and rear extension with changes to roof.

Recommendation: Poynton Town Council have no objection in principle to the proposed extension but note that Worth Clough is a Listed Building (number 1232299). We are surprised that no Listed Building application has to date been posted on the Cheshire East website. The Worth Clough cottages are an important part of Poynton’s mining heritage.

The Town Council urges that this application is reviewed by the Conservation Officer to ensure compliance with Policies EGB15 and EGB16 of the Poynton Neighbourhood Plan, Policy SE7 of the Cheshire East Local Plan and retained policy BE2 of the Macclesfield Local Plan.

51. Communication Messages

The result of the planning application at 64 Dickens Lane (see item 49 above).

Meeting end time: 7.40pm

Chair

Dated.....