

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 5<sup>th</sup> September 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: Kate McDowell (Deputy Clerk)

52. Recording of meeting

The shorthand assistant 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.

53. Questions from members of the public

There were members of the public present to discuss a planning application on the Glastonbury Drive estate, Poynton.

A member of the public spoke on behalf of the group on the above planning application with a number of concerns:

- The property is having extensions to the sides of the detached property, and they feel this may be out of character with the nearby properties.
- Building work may have started before the planning process was completed
- They note the application partly relates to a grassed area to the side of the property. Another resident said that the previous owners had bought the land from Cheshire East.

The Chairman said that these issues could be taken up with Cheshire East. The residents said a caravan has been parked on the grassed area. The resident wondered if this was a contravention of a by law. Asked if there were other caravans on the estate, the residents said there were. The Chairman stated that those rules were put in place by the developer, not the Council, when building the estate.

The Chairman suggested that the Town Council contact Cheshire East Planning Enforcement department to check the actual situation. The Town Council would also clarify with Cheshire East Landowning Property Department as to who owns the grassed area. The Town Council would also contact the oil pipeline company regarding the issue of a development which may be near the pipeline.

Finally, the Town Council will send the CCSO's to visit the area to see if there is any anti-social parking.

The Chairman suggested that the residents write to Cheshire East regarding the planning application to let the Council know their views.

54. Apologies for absence

Cllrs Mrs J Saunders and Ms H Whitaker

55. Declarations of disclosable pecuniary or other interests

There were no disclosable pecuniary or other interests

56. To approve the minutes of the Planning and Environment Committee meeting on 8<sup>th</sup> August 2022

The Chairman pointed out that there were no page numbers on the minutes

**RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 8<sup>th</sup> August 2022 were approved subject to adding page numbers (2 abs)**

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

The members considered the action log. The Chairman noted that the TPO's were to be revisited at the end of September 2022. This should be investigated and put on the next agenda.

All other outstanding items should be chased up by telephone where possible.

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

58. To receive and consider the email response from Emma Hughes Project Manager, Stockport Council regarding the junction Bellmouth on Woodford Road, planning application 19/0794M

Stockport Council built a wide junction off Woodford Road which does appear to have planning permission as part of the SEMMMs road but they built an access track in the field which does not have planning permission. The Town Council have been trying to get it removed for a long time.

**RESOLVED: That the Town Council contacts Stockport Council, Emma Hughes and state that the Bellmouth may have planning permission, but the access road does not, so could they arrange for it to be removed and restored back to the agricultural field it was. We should also ask why Stockport Council did not support Cheshire East enforcement and actually withheld information which resulted in them having to withdraw the action due to the lack of information. (NC)**

59. To note the decisions made under SO51

- a) Clerk to write to Cheshire East Enforcement regarding the commencement of construction on Hazelfields development despite conditions not being discharged

**RESOLVED: That the Town Council agree with the decision made (NC)**

60. To receive and consider a report from the Clerk and the email response from Paul Wakefield, Cheshire East Enforcement regarding Hazelfields, Hazelbadge Road Development

Issues include:

- the building of the drainage system which does not have final approval.
- Arboriculture work in excess of the original planning permission has begun,
- The site is partly contaminated and there is a fear that the stream could become contaminated in Poynton Brook. The Town Council should ask Cheshire East that the stream be monitored to ensure that the unpleasant chemicals that we know exist don't leach into Poynton Brook.

**RESOLVED: That the Town Council chases the outcome of the drainage condition investigations and ask if any investigations or actions have been taken regarding the removal of excess trees over and above the ones that were given approval. Also request that Cheshire East start to monitor the water in Poynton Brook as part of the site is contaminated and to ensure that there has been no seepage as a result of the building works (NC)**

61. To receive and consider the consultation to divert parts of Poynton with Worth footpaths 43 and 46 in the vicinity of Hazelbadge Road Poynton.

These two footpaths go across the Hazelfields development. The developer wants to divert the footpaths but the proposed route has already been eroded by the stream.

**RESOLVED: The Town Council should respond to advise that the footpath diversion route at A,E,F,G and J may not be possible as the bank from the brook at those points have eroded away due to the natural meandering of the brook and to arrange a revised route (NC)**

62. To receive and consider the email from Stockport Metropolitan Borough Council in relation to the A6MARR safety Audit and to consider the Road Safety Audit Level 3 and designers' response as provided.

The documents were discussed.

**RESOLVED: The Clerk should write to Stockport Council and ask if all the recommendations in the report have been implemented and if they have completed a post implementation review now the road has been open for a while to check how it is working in practice (NC)**

63. To receive a report from Cllr M Beanland on proposed works at Poynton Pool

Cllr Mike Beanland requested the Chairman of the Planning & Environment to provide the verbal report.

The Chairman confirmed that he attended the meeting with Town Councillors, Cheshire East Councillors and Officers from Cheshire East Council

Poynton Pool is a reservoir, an artificial lake and is constrained by an earth dam. If that dam were to break it would have serious consequences for several houses to the west of the dam. Since the incident at Whaley Bridge in 2017 where the Toddbrook reservoir dam nearly broke, a much stronger view has been taken on old dams. Poynton Pool's dam dates back to the 1780's. The dam needs some work to meet modern standards. The path would be redone and a long low wall would be built on the roadside of the path. This will need planning permission and there would be a public consultation. Some trees would need to be removed. The inspection was carried out by qualified Planning Engineers commissioned by Cheshire East Council and their recommendations have to be carried out.

There will be a public exhibition, hopefully in the Civic Hall and at the Car park at Poynton Pool.

**RESOLVED: That the report is received (NC)**

64. To receive the notice of consultation for street names for the Hazelfields Development

The suggestions were discussed.

**RESOLVED: The Deputy Clerk should respond and suggest that they either use all Butterfly names OR all wildflower names and not a mixture of both. (NC)**

65. Planning applications received for consideration.

**Application No: 22/1183M**

Location: 43 London Road South, Poynton, SK12 1AF

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 has reviewed the revised plans and notes the reduction in height of the proposed two houses fronting London Road South to that comparable with the existing house.

However, the Town Council remains concerned that the new house to the north of the site remains significantly closer to 45 London Road North than is the case with the existing house. 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. This term covers both height and distance.

The revised plans also fail to address other significant concerns highlighted by the Town Council in our detailed submission of 18 May 2022. These include the inadequate gap between two of the new houses (Plots 4 and 5) at the rear of the site. In addition to the planning policies quoted previously, this is also in breach of emerging policy HOU10 (Amenity) of the Strategic Allocations Development Plan (SADPD).

Other issues including the relationship with houses on Milton Drive – where emerging Policy HOU10 of the SADPD may again be relevant – have also not been addressed.

**Application No: 22/1309M**

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

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

**Recommendation:** Poynton Town Council urges that the revised plans be rejected. They materially increase the height of the proposed houses compared to the original plans. The site is in the Green Belt, this will increase the loss of openness and urbanisation of the site.

As Coppice Road slopes downhill, this will increase the contrast in height with the bungalow at Birch Farm to the west of the site.

The proposed development would be contrary to established planning policies:

- Poynton Neighbourhood Plan policies HOU 8 (Density and Site Coverage) and HOU 11 (Design)
- Cheshire East Local Plan policies SE1 (Design), SD1 and SD2 (Sustainable Development) and PG3 (Green Belt)
- Retained Macclesfield Local Plan policies DC1, DC3 (Protection of the amenities of nearby residential properties) and DC41 (Infill Development)
- Emerging policy HOU10 (Amenity) of the Strategic Allocations Development Plan (SADPD).

Extension 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.

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.

**Application No: 22/3071M**

Location: 59 Mallard Crescent, Poynton SK12 1XG

Proposal: Proposed ground floor single storey extension to the side and rear of the property.

Chair's Comments: Detached house, built in the 1970s. The proposal is for a side and rear "wrap around" extension.

**Recommendation:** No objection in principle, providing that:

1. The Planning Officer is satisfied that the gap to the site boundary with 61 Mallard Crescent is adequate to ensure access to the rear garden and does not conflict with Policy HOU14 of the Poynton Neighbourhood Plan.
2. The Highways Officer confirms that there will be sufficient car parking spaces within the site when the existing side parking is lost. Mallard Crescent is a busy road and car parking on the street should be avoided.

**Application No: 22/3086M**

Location: Dog Hill Green Cottage, Woodford Road, Poynton SK12 1ED  
Proposal: Alter the arrangements of a door and new windows to a garden room in a single storey lean to extension on the rear elevation of the cottage and replace an existing window to a first-floor bedroom on the rear elevation of the cottage, with new double-glazed windows to otherwise match the existing.

**Recommendation:** No objection

**Application No: 22/3140M**

Location: 21 Brookside Avenue, Poynton SK12 1PW  
Proposal: Front porch and side extension.

**Recommendation:** Objection, as contrary to 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
- Emerging policy HOU10 (Amenity) of the Strategic Allocations Development Plan (SADPD).

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.

Inappropriate Side Extension – Terracing: The erection of the proposed side extension to the existing dwelling would, by reason of its size and siting within a limited plot width, create a sub-standard form of development and create a precedent for similar proposals in the area, the cumulative effect of which would be to change the character and appearance of dwellings in the vicinity to the detriment of the general residential amenities of the area.

**Application No: 22/3260M**

Location: Rabbit Burrow Farm, Middlewood Road, Poynton SK12 1TS  
Proposal: Proposed change of use of stable to dwelling.

**Recommendation:** Poynton Town Council has no objection in principle to the conversion of this building into a dwelling, providing the Planning Officer agrees that this is compatible with current policies on the Green Belt. However, we wish to raise the following points:

1. Vehicular access to Rabbit Burrow Farm is along a private road, which is also Public Footpath 53, while Public Footpaths 55, 56, 57 and 59 all pass close to the site. The Town Council urges that the views of the Public Rights of Way officer are sought on the planned development.
2. The site is located in a coal mining area, with the former Lower Vernon Pit nearby. A report should be obtained from the Coal Authority to ensure there is no risk of subsidence.
3. The conditions imposed on the previous application 18/2490M, including those relating to flood risk and gas protection measures from a nearby landfill site, should be replicated for the current application.

**Application No: 22/3294M**

Location: 10 London Road South, Poynton SK12 1NJ

Proposal: Variation of condition 16 on approved application 14/5368M – variation of condition 2 on (14/1904M) – A Class A1 food store of 1,579 sq. metre gross internal floorspace, (use class A1 to A5 inclusive) of 743 sq. metre gross internal floorspace, new public realm, boundary treatments and ancillary development.

**Recommendation:** Poynton Town Council objects to the proposed changes in opening hours in view of the loss of amenity of local residents from additional noise, traffic and general disturbance. The proposed change in opening hours would be contrary to:

- Cheshire East Local Plan policies SD1, SD2 (Sustainable Development) and SE12 (Pollution, Land Contamination and Land Instability).
- Retained policy DC3 of the Macclesfield Local Plan
- Emerging policy HOU10 (Amenity) of the Strategic Allocations Development Plan (SADPD).

**Application No: 22/3306M**

Location: 25 Oakfield Road, Poynton, SK12 1AR

Proposal: New roof in matching tiles to same pitch as existing to match neighbouring properties. Actual Main roof mass to remain the same. Conversion to loft with dormers and remodel of ground floor layout.

Recommendation: No objection

**Application No: 22/3307M**

Location: 69 Milton Drive, Poynton, SK12 1EZ

Proposal: Demolition of existing conservatory and porch. Construction of new side extension with internal modifications and new porch.

**Recommendation:** Poynton Town Council notes that the submitted plans show that the proposed extension goes at one point very close to the site boundary with 69A Milton Drive. This conflicts with several 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
- Emerging policy HOU10 (Amenity) of the Strategic Allocations Development Plan (SADPD).

It should be possible to amend the plans to create a suitable gap at this point and ensure compliance with the above policies. If this is not done, we will have to object to the proposed extension regarding this issue.

**Application No: 22/3345M**

Location: 22 Hepley Road, Poynton SK12 1RP

Proposal: Two storey side and single storey rear extension, new detached garage.

**Recommendation:** No Objection but would suggest that a planning condition be imposed requiring that the new garage shall be used only for domestic purposes incidental to 22 Hepley Road, Poynton.

**Application No: 22/3434M**

Location: 16 Wayside Drive, Poynton

Proposal: Proposed amendments to 20/0807M. single storey side extension

**Recommendation:** No objection. (Note there seems to be an error in the block plan, which appears to show the property as 18, not 16, Wayside Drive).

66. Communication Messages

Consultation on the public footpaths 43 and 46 near Hazelbadge Road

Meeting end time: 20.45pm

Chair .....

Dated.....