

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 9th JANUARY 2023 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, P Oakes, M Beanland, S Lees and Mrs J Saunders.

Officers in attendance: Haf Barlow (Town Clerk)

133. 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.

134. Questions from members of the public

There were no members of the public present.

135. Apologies for absence

Cllr T Swatridge

136. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

137. To approve the minutes of the Planning and Environment Committee meeting on 19th December 2022

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 19th December 2023 were approved (4 for, 2 abstentions)

138. To receive and consider the action log 2022-2023

It was noted that no response had been received from the SEMMMS Team regarding the new road on Woodford Road. The team does not appear to still be operational. No further action will be taken in relation to the road on Woodford Road. However, the Clerk will maintain a record of attempts to contact the SEMMMS Team.

The footpaths officer has agreed to meet to discuss the footpaths. A date is awaited from the officer.

RESOLVED: That the action log is received (NC)

139. To note and receive the Site allocations and Development Policies Document adopted 2022

RESOLVED: That the Site Allocations and Development Policies Document is received (NC)

140. To receive consider and agree a response to the email from the Reverend Matthew Swires – Hennessy regarding the land at St Martin’s and a potential burial / remembrance ground.

Members considered the letter from the Reverend Matthew Swires-Hennessy regarding the land at St Martin’s Church.

RESOLVED: That the Town Council reply to the Reverend Matthew Swires- Hennessy thanking him for considering the proposal and that the Town Council note and respect his decision. The Town Council, at this point, has made no decision as to whether the Church should consider the whole or part of the site for a burial ground or memorial garden. To note their concerns regarding Charity Law, though possibly the use of Church assets as a burial ground may fall within the scope of current Charity Law.

That the Town Council approach Cheshire East and ask if they have any suitable land that could be used as a burial ground or a remembrance garden where ashes could be scattered. (NC)

141. To receive, consider and agree a response to the reply from the project manager of Harlequin Group Ltd regarding the Committees comments on the proposed installation of telecoms apparatus opposite 92 Chester Road, Poynton SK12 1GA

The Clerk updated the committee. Harlequin Group Ltd are happy to provide details regarding the mast but at this time they are no longer looking to progress with this site due to the negative feedback from the planning authority.

RESOLVED: That the letter is received, and no further action needed (NC)

142. To consider and agree the request for payment for professional planning advice and services.

It was noted that Mr John Knight provides exceptional value for money for his planning services to the Town Council. As there are no specific budget funds from the Planning budget, Earmarked reserve will be used.

RESOLVED: That the Planning & Environment Committee approves the payment and recommends to Town Council that funds from the Planning earmarked reserve is used (NC)

143. Planning applications received for consideration.

Application No: 22/0104M

Location: Astra House, Spinners Lane, Poynton SK12 1GA

Proposal: Demolition of existing office building and construction of 32no. apartments with associated landscaping and parking.

Recommendation: Poynton Town Council have reviewed the revised plans but believe that these do not address the concerns expressed in our comments on the original proposals

(sent February 2022). We have restated our objections to reflect the recently approved Cheshire East Site Allocations and Development Policies Document (SADPD) and have added a further point regarding the impact on Poynton Railway Station, a locally listed building.

Poynton Town Council have no objection in principle to the redevelopment of redundant offices as housing, but believe this application is on too large a scale and does not comply with important national planning policies and the Cheshire East Local Plan, the Site Allocations and Development Policies Document and Poynton Neighbourhood Plan. The application is an over-development of this site given its location, siting and impact. Planning permission should be refused for the following reasons:

- 1. The proposed development would be contrary to policies for affordable housing set out in the National Planning Policy Framework (NPPF) 2021, Policy SC5 Affordable Homes of the Cheshire East Local Plan Strategy and Policies HOU6 and HOU9 of the Poynton Neighbourhood Plan. The development proposed represents an over development of the site which would fail to protect existing protected trees, fail to respect the existing residential character of the local area and other impacts out of scale due to the cul de sac nature and very close proximity of the railway line (as identified by statutory consultees) and Poynton Station (a locally listed building). Given that Cheshire East can demonstrate a 5-year supply of deliverable housing sites, significant weight can be given to these factors.**
- 2. The proposal is also contrary to national, Borough and Neighbourhood Plan Policies in that no evidence has been provided which explains why the application is unable to provide any rental accommodation as is required in legislation and planning policy. The lack of any rented apartments is contrary to Policy HOU1 of the SADPD and Policies SC4 (Residential Mix) and SC5 (Affordable Homes) of the Cheshire East Local Plan**
- 3. The proposed development is contrary to the Development Plan. In the light of section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused unless material considerations indicate otherwise. It is not considered that the benefits outweigh the adverse impacts and there are no material considerations which outweigh the harm caused. As such it is considered that the development does not constitute sustainable development and should therefore be refused.**
- 4. The Town Council notes that both the “footprint” and height of the proposed four-storey development are much larger than that of the existing two-storey Astra House. We also note that the proposed block of flats is on a bigger scale than the existing three storey blocks further down Spinners Lane. Other housing in the area is two-storey residential detached and semi-detached houses. The proposed development would be out of character with the neighbourhood.**
- 5. Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1 (Presumption for Sustainable Development), SD2 (Sustainable Development), CO1 (Sustainable travel and transport), SE1 (Design), SE4 (Landscape), SE5 (Trees, Hedgerows and Woodland), SC3 (Health and Well-being), SC4 (Residential Mix) and SC5 (Affordable Homes) of the Cheshire East Local Plan 2017.**
- 6. The development is also contrary to the following policies of the recently approved Cheshire East Site Allocations and Development Policies Document: GEN1 (Design Principles), HER1 (Heritage Assets), HER7 (Non-designated heritage assets), ENV6**

(Trees, hedgerows and woodland), ENV12 (Air Quality), ENV16 (Surface Water Draining and Flood Risk), HOU1 (Housing Mix) and HOU12 (Amenity).

7. 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 intruding on a locally listed building, the development would fail to meet the following policies of the Neighbourhood Plan: EGB15 (Heritage Assets), EGB 21 (Protecting and enhancing non-designated Heritage Assets), 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).
8. The proposed apartment block is very close to Poynton Railway Station, a locally listed building, described as “a Victorian red brick building comprising stone pilasters with detailing, timber windows, and a slate roof.” The design and appearance of the proposed block would be out of character with the Railway Station, and at four storeys high would overshadow it and obstruct views of the Station from the west. The proposals are contrary to Policy HER1 and HER7 of the Cheshire East Site Allocations and Development Policies Document (SADPD) and policies EGD15 and EGB21 of the Poynton Neighbourhood Plan.
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. There are Tree Preservation Orders covering part of the site. The roots of trees proposed for retention could also be damaged by the development, which will require deep foundations. This is contrary to Policy ENV6 (Trees, hedgerows and woodland) of the SADPD.
10. Impact on Wildlife: The wooded land around the existing Astra House offices provides an essential habitat for wildlife, such as endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Even if boundary trees are retained, the loss of quiet space and increased proximity of new housing will drive away wildlife. Failure to protect such habitats is contrary to the Habitats and Biodiversity Chapter (Policies 174 and 175) of the NPPF and Policy ENV6 of the SADPD.
11. 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. This is contrary to Policy HOU12 (Amenity) of the SADPD.
12. 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, from the four-storey block of flats and proposed roof terrace, again contrary to Policy HOU12 (Amenity) of the SADPD.
13. 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 by increased Turning Movements - Access to the site is via Spinners Lane, which is used by many pedestrians going to the nearby Scout Hut and Deva Close play area and playing field.

14. **The junction of Spinners Lane and Chester Road (A5149), at the start of the hump-back bridge over the railway, is poor with restricted visibility. Chester Road is a busy “A” road and increased traffic at this junction would endanger highway safety. Note that some residents of the block may still be working and so travelling at rush hour.**
15. **Inadequate Service Provision – the lack of parking for residents and 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 Spinners Lane and other nearby streets and a risk to highway safety.**
16. **Car parking provision is inadequate and in breach of the Cheshire East Local Plan Appendix C. The revised proposals are for 17 two bed and 15 one bed apartments. Appendix C requires “for 1 bedroom - 1 space per dwelling; for 2 bedrooms – 2 spaces per dwelling”. This means this block of flats requires 49 parking spaces, plus some provision for visitors. However, the plans include only 33 parking spaces, a material shortfall. This will lead to increased parking on nearby streets, exacerbating existing parking issues including from users of the nearby Railway Station (whose car park charges users) and Lower Park primary school.**
17. **Note that the proposed block is to house people over 55, and does not have care facilities – in Poynton, the large majority of people in this demographic own at least one car. The applicants claim it should be treated as “sheltered housing” for this purpose – but the apartments will have no permanent staff presence and so are not sheltered housing. Some residents will still be in employment. The site is some distance from the nearest shops and increased car traffic will breach policy ENV12 (Air Quality) of the SADPD and Policy CO1 (Sustainable travel and transport) of the Local Plan.**
18. **Impact on NHS: The Town Council notes with concern that NHS Cheshire has commented “The Planning Application 22/0104M represents a considerable challenge in terms of increased pressures on already stretched capacity.” Local GP services already face significant challenges due to the 650 houses being built in Poynton as part of the Local Plan plus 1,000 houses at Woodford (in Stockport MBC). This could breach Policy SC3 (Health and Well-Being) of the Cheshire East Local Plan.**
19. **Flood Risk. The increased footprint of the proposed development will reduce absorption of rainfall and increase run-off into Poynton Brook, which flooded in 2016 and 2019. The Town Council urges Cheshire East to seek the advice of their LLFA Flood Risk Team to review the flood and drainage assessment provided by the applicants. This will ensure compliance with Policy ENV16 (Surface Water Draining and Flood Risk) of the SADPD, policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan and Policy EGB2 of the Poynton Neighbourhood Plan.**

Application No: 22/2225M

Location: 21 Chester Road, Poynton, SK12 1EU

Proposal: Single storey rear extension and 2 storey side extension including alterations to the roof.

Recommendation: Poynton Town Council have reviewed the revised plans.

However, as it appears that the proposed side extension is still very close to the site boundary, we maintain our original comments (updated to include the new Cheshire East Site Allocations and Development Policies Document).

The revised plans suggest that as the proposed side extension is within 1 metre of the site boundary, so the plans should be rejected as unneighbourly and are 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.**
- **Cheshire East Site Allocations and Development Policies Document policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards). Policy HOU13 requires that “each building should normally be set back at least 1 metre from the side boundary.**

Application No: 22/4876M

Location: 80 Brookfield Avenue, Poynton SK12 1JE

Proposal: Proposed render to the existing dwelling to improve the thermal performance

Recommendation: No objection

Application No: 22/4957M

Location: 113 Coppice Road, Poynton, SK12 1SN

Proposal: Proposed two storey side extension

Recommendation: Poynton Town Council has no objection in principle to this application but notes that the proposed side extension is near to the site boundary with 115A Coppice Road. We urge that the Planning Officer conducts a full review including a site visit to ensure that the proposed extension is not too close to the site boundary and hence unneighbourly.

Application No: 22/4970M

Location: 16 Woolley Avenue, Poynton, SK12 1XU

Proposal: Certificate of proposed lawful use for existing dwelling house.

Recommendation: No objection

Application No: 23/0001M

Location: 9, Lower Park Crescent, Poynton, SK12 1EF

Proposal: Single storey side extension and internal alterations to an existing semi-detached house

Recommendation: If the proposed two-storey side extension bordering 8 Lower Park Crescent has a gap of at least one metre to the site boundary, then the Town Council has no objection to this application. The plans are not clear on this issue.

However, if the gap to the site boundary is less than one metre, the Town Council objects as this is a breach of Poynton Neighbourhood Plan, the Cheshire East Local Plan and the Strategic Allocations and Development Plan (SADPD). A proposal to extend right up to the site boundary conflicts with 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.**
- **Cheshire East Site Allocations and Development Policies Document policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards). Policy HOU13 requires that “each building should normally be set back at least 1 metre from the side boundary”.**

Application No: 23/0019M

Location: 101, Park Lane, Poynton, SK12 1RB

Proposal: Partial demolition of existing Ground Floor single storey extension to the rear of the property. New Ground Floor single storey extension to the rear of the property.

Recommendation: No objection

Application No: 23/0050M

Location: 7, Widgeon Close, Poynton, SK12 1XL

Proposal: Proposed single storey side and rear extension

Recommendation: Poynton Town Council has no objection in principle to this application but notes that the proposed side and rear extensions are near to the site boundaries with 5 and 9 Widgeon Close respectively. We urge that the Planning Officer conducts a full review including a site visit to ensure that the proposed extension is not too close to the site boundary and hence unneighbourly.

144. Communication Messages

Astra house application

Resolved: That the Astra House application is communicated on the Town Council's Facebook page. The Clerk asks Cheshire East to put up a blue site notice saying that new plans have been received regarding Astra House. That the Clerk to check planning website to see if people can comment using the website.

Meeting end time:

Chair

Dated.....