

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 20<sup>th</sup> March 2023 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, S Lees, P Oakes, T Swatridge, Mrs J Saunders (arrived 20.30)

Officers in attendance: Kate McDowell (Deputy Clerk)

171. 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.

172. Questions from members of the public

There were members of the public present regarding planning application 23/0927M Squirrels Chase, 33b Lostock Hall Road, Poynton SK12 1DP.

173. Apologies for absence

Cllrs H Whittaker, M Beanland

174. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared a disclosable and pecuniary interest in application 23/0726M 33 Park Lane Poynton SK12 1RD and will withdraw from that part of the meeting. Cllr Clarke advised that it would be necessary, for those remaining, to elect a Chair for this item as the Vice Chair was not at the meeting.

175. The Chairman proposed that the next item of business was planning application 23/072M Squirrels Chase, 33b Lostock Hall Road, Poynton SK12 1DP.

**RESOLVED: That the next item of business is planning application 23/0726M Squirrels Chase, 33b Lostock Hall Road Poynton SK12 1DP (NC)**

A spokesperson for the residents discussed their cumulative reasons for objecting to the application and referred to contraventions to the Poynton Neighbourhood Plan including protection from development, safeguarding the wildlife corridor and Green Belt development.

The resident pointed out that the application fails all the five tests for development in the Green Belt on the National Plan Framework.

The site location plan provided in the application was misleading and showed the proposed site as apparently long and thin with open views. In reality the proposed properties would directly overlook the existing houses with a significant loss of privacy. The application shows existing properties on three sides of the proposed site. However, one property is a greenhouse, one property was to the side of the house, the other property is much further up the road so is not a true reflection of the site.

The land has already been cleared back to the soil, this happened before the habitat survey was carried out and the Protected Sites Statement within the Habitat Survey is contradictory and confusing.

The repeated use of the word "infill" and that the statement that the proposed properties are two storey when there is actually a third storey and the description of a neglected garden which is in fact a field is also misleading.

The Chair asked the members of the public if there was anyone present representing the applicant or wanted to speak in favour of the application. No-one came forward.

The report previously prepared for consideration by the committee covered the points made by the spokesperson, but it was proposed that an additional point be added regarding the loss of privacy.

**RESOLVED: That, with the additional point around loss of privacy, the Town Council objects to this application and submits the reasons in the report to Cheshire East Planning (NC)**

While urging the residents to write to Cheshire East with their views, the Chairman advised the residents to regularly check the Cheshire East website planning portal in case the developers resubmit an amended planning application, which would need commenting on again.

176. To approve the minutes of the Planning and Environment Committee meeting on 20<sup>th</sup> February 2023

**RESOLVED: That the Minutes of the Planning and Environment Committee meeting held on 20<sup>th</sup> February 2023 were approved (1 ABS)**

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

The members considered the action log. Regarding the footways that have disappeared at Coppice Road, the Deputy Clerk will pursue the matter with Andy Simpson. The Astra House planning application near Poynton Railway Station has been withdrawn.

**RESOLVED: That the action log 2022- 2023 is received (NC)**

178. To receive and consider and agree a response to the Marple Neighbourhood Plan.

**RESOLVED: That the Town Council ask John Knight, Planning Consultant, to review the Marple Neighbourhood Plan to see if there are any traffic issues that could affect Poynton. (NC)**

179. To receive, consider and agree a response to the public consultation regarding the land at Adlington Business Park,

The Chair confirmed that the land is immediately near the new roundabout at the southern end of the Poynton Relief Road.

The Chair advised that this land had been zoned in the Local Plan for commercial use and taken out of the Green Belt and that some sort of development on the land was inevitable.

The access road was discussed and the Chair proposed that the Town Council write to developers to confirm that it is amenable to road safety.

The Chair also proposed that the land be suitably landscaped to be separate from the road and noted that the developers may be under the impression that the land is in Poynton and should be advised to consult Adlington Parish Council.

**RESOLVED: That the Town Council replies suggesting that the developers;**

- **landscape the land to separate it from the new road.**
  - **Consult with Adlington Parish Council as the land in question is in Adlington not Poynton.**
  - **verify that the proposed access road is amenable for road safety.**
- (NC)**

180. To receive consider and agree to the three speed consolidation amendments as a result of the opening of Roy Chadwick Way.

The Chair suggested that it should be pointed out to Cheshire East that the roads concerned are in Adlington and that the Parish Council there should be consulted. The Chair advised that this was a technical point that could possibly complicate enforcement of the speed limits.

**RESOLVED: That the Town Council should reply to advise it has no objection to the three speed consolidation amendments but that the roads are described as being in Poynton when the majority of the roads are in the parish of Adlington, and Adlington Parish Council should also be consulted (NC)**

181. To receive and consider a verbal report from the Chair regarding the road signs in Hazel Grove that direct traffic to Macclesfield to go through Poynton.

The Chair spoke of the three road signs to the north of Poynton, that direct traffic, including lorries, to drive through Poynton to Macclesfield when they should be using the new bypass, these signs should be changed. The Chair pointed out that although these signs are in the Stockport Council area and they should be amended as part of the of the Poynton Relief Road Scheme

**RESOLVED: That the report from the Chair regarding road signs in Hazel Grove that direct traffic to Macclesfield to go through Poynton is received. That the Town Council request Cheshire East liaise with Stockport Council to ensure accurate signs are installed without delay (NC)**

182. To receive and consider an update from David Malcolm, Head of Planning, Cheshire East, on the current backlog in the planning system.

The Chair noted that the situation is getting better although there is still a considerable backlog of undecided planning applications.

**RESOLVED: That the update from Mr Malcolm, Head of Planning, Cheshire East on the current backlog in the planning system is noted (NC)**

183. To receive and consider the Cheshire East Strategic Planning update March 2023

The members considered the update. The Chair pointed out that Cheshire East are suggesting that Neighbourhood Plans are reviewed. The Chair suggested that the Town Council consider reviewing the Neighbourhood Plan after the elections. It was noted that there may be an opportunity to apply for a grant and be able to consult John Knight.

The Chair spoke of the Community Governance Review and boundary changes and noted that it only made a minor difference to Poynton as the town boundary is extending slightly to the South to run down Poynton Brook and will now include the Lawrence Place scout hut and former ATC base.

**RESOLVED: That the Cheshire East Strategic Planning update March 2023 is received. That the question of updating the Neighbourhood Plan be considered following the local elections (NC)**

184. Planning Applications

Application No:23/0362M

Location: 2 Lower Park Crescent, Poynton SK12 1EF

Proposal: Proposed front dormer construction with associated works.

**RECOMMENDATION: Poynton Town Council has no objection in principle to the proposed works, providing the Planning Officer is satisfied that:**

1. They are not out of place or inappropriate in the Green Belt; and
2. They are not unneighbourly, and comply with:
  - Cheshire East Local Plan policies SD1, SD2, and SE1 (Design)
  - Poynton Neighbourhood Plan policies HOU11 (Design) and HOU13 (Extensions)
  - Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential) (NC)

Application No: 23/0527M

Location: 11 Warren Lea, Poynton SK12 1BP

Proposal: Removal of conditions 5, 6, 8, 9, 10,11 &12 on approved application 22/2319M – Demolition of existing bungalow and erection of replacement bungalow.

**RECOMMENDATION: Poynton Town Council urges Cheshire East to seek advice from the relevant specialist officers on the proposed removal of seven conditions on planning consent 22/2319M.**

**The Town Council is particularly concerned regarding conditions 10, 11 and 12, as the Environment Agency’s Flood Risk Map for surface water shows land around Warren Lea has a risk of surface water flooding. We urge Cheshire East to seek detailed advice from the Flood Risk Team and United Utilities (NC)**

Application No: 23/0593M

Location: Poynton Sports Club, London Road North, Poynton SK12 1 AG

Proposal: Proposed development included constructing a concrete base and erection of wooden structure to act as a shelter/ meeting place for tennis related activities. A local Page 3

electricity connection is intended to be made so that we can heat the hut in winter and hopefully provide a local wifi hotspot to allow the coach to upload tournament results as and when matches are taking place and which are required to be completed as soon as matches conclude. Connection for drinking/washing purposes are not necessary and these will be accessed in the main clubhouse.

**RECOMMENDATION: No Objection NC)**

Application No: 23/0615M

Location: 1 Burton Drive, Poynton SK12 1AA

Proposal: Loft conversion with dormer additions to bungalow

**RECOMMENDATION: Poynton Town Council are concerned that the proposed dormer windows, principally the north facing large dormer with a Juliet balcony, may be unneighbourly and cause a loss of privacy, especially to 3 Burton Drive. The large dormer may also cause overshadowing and loss of light to neighbouring houses, particularly 3 Burton Drive (to the north) and 18 Chester Road (to the west).**

**The Town Council urges the Planning Officer to conduct a full review including a site visit.**

**The proposals may be contrary to several planning policies:**

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)**
- **Poynton Neighbourhood Plan 2019: HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Councillor Clarke declared an interest and left the room and **Councillor Lees was proposed as Chair for the next application (NC)**

Application No:23/0726M

Location: 33, Park Lane, Poynton SK12 1RD

Proposal: Replacement shop front with repositioned front door. Installation of 4no wall mounted heat pumps to gable.

**RECOMMENDATION: No objection (NC)**

Councillor Clarke returned to the room and resumed the Chair.

Application No: 23/0770M

Location: 1 Waters Reach, Poynton, SK12 1XT

Proposal: Proposed ground floor single storey extension to the rear of the property. Proposed garage to the side of the property. Conversion of existing garage to habitable space. Alterations to existing external envelope space.

**RECOMMENDATION: Poynton Town Council have no objection to the proposed plans, but note the concerns expressed by the occupants of 6 Waters Reach and urge that the application, especially the new garage and drive, be reviewed by the Highways Officer to ensure that there are no issues regarding road safety. (NC)**

Application No: 23/0846M

Location: 34, Gloucester Road, Poynton SK12 1JJ

Proposal: Proposed front side and rear single storey extensions

**RECOMMENDATION: Poynton Town Council are concerned that the proposed side extension is very close to the site boundary with 32 Gloucester Road. The large extension may also cause a loss of light to the neighbouring house. A proposal to extend right up to the site boundary conflicts with planning policies, which normally require a gap of at least 1 metre.**

**The Town Council urges the Planning Officer to conduct a full review including a site visit. Overall, the application appears to conflict with the following planning policies:**

- **Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development.**

- Poynton Neighbourhood Plan policies HOU11 (Design), HOU13 (Extensions) 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”.

The Highways Officer should be asked to confirm that, following the loss of the car port and garage, enough parking spaces will remain within the grounds of the property. (NC)

Application No: 23/0913M

Location: 43. Brookside Avenue, Poynton SK12 1PW

Proposal: Single storey side extension and front porch.

**RECOMMENDATION: No Objection (NC)**

Application No: 23/0927M

Location: Squirrels Chase, 33b Lostock Hall Road, Poynton. SK12 1DP

Proposal: This application seeks full planning permission for the erection of two detached properties and associated works on land to the east of Squirrels Chase at Lostock Hall Road, Poynton SK12 1DP

**RECOMMENDATION:**

The proposed development and associated use would cause substantial harm to the character, openness and appearance of the area and in particular cause harm to the North Cheshire Green Belt within which the application site lies.

Poynton Town Council recommends that planning permission be refused for the following reasons:

1. The National Planning Policy Framework (NPPF) advocates a presumption in favour of sustainable development and also indicates that development should be restricted in certain cases including land designated as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence. The whole application site is designated as lying within the North Cheshire Green Belt. A key function of this part of the Green Belt is to maintain the character, openness and rural appearance. The proposal for the redevelopment of an area of open land for residential purposes is considered to constitute inappropriate development in the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it.

- 2. The case put forward by the applicant to justify inappropriate development in the Green Belt does not constitute very special circumstances sufficient to outweigh the harm by reason of inappropriateness and any other harm to the Green Belt. Accordingly, the proposal is contrary to the NPPF through conflict with national policy for the potential redevelopment of previously developed land (PDL) and for sustainable development through an up-to-date Development Plan led approach to development as is required.**
- 3. Policy PG3 of the Cheshire East Local Plan Strategy (CELPS) seeks to control new development within the Green Belt and does not support the construction of new buildings within it, except for one of the exceptions set out in the policy. One such exception is limited infilling in villages. Policy PG10 of the SADPD outlines a list of areas that are deemed as infill villages. Section 4 of this policy states outside of the village infill boundaries shown on the policies map, development proposals will not be considered to be 'limited infilling in villages' when applying LPS policies PG 3 and PG 6. Poynton is a Key Service Centre and therefore is not deemed as an infill village. The application site falls outside of the settlement boundary of Poynton and therefore the development does not represent limited infilling in a village. The proposed development would therefore not comply with Policy PG3 (Green Belt) of the Cheshire East Local Plan, Policy PG10 (Infill Villages) of the Site Allocations and Development Policies Document and Paragraph 149 of the National Planning Policy Framework. It would extend the developed area into an undeveloped part of the Green Belt, so constituting both urban sprawl and the encroachment of urban areas into the countryside and breach two of the five purposes of Green Belt, as set out in paragraph 138 of the NPPF. For the above reasons, the application does not represent limited infilling in a village, failing to accord with the requirements of Policy PG3 of the CELPS and the NPPF and the proposals are therefore unacceptable in principle.**
- 4. The proposed dwelling by virtue of scale and design, would result in an overscaled suburban addition. The loss of landscaping and lack of active frontages would detract from the character and appearance of the rural setting. The proposed development would therefore fail to respect the character and appearance of the surrounding area, contrary to Policies SE1 (Design) and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan and Policy GEN1 (Design Principles) of the Site Allocations and Development Policies Document (SADPD)**



**5. The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan Strategy 2017:**

**MP1 Presumption in favour of sustainable development  
PG3 Green Belt  
SD1 Sustainable development in Cheshire East  
SD2 Sustainable development policies  
SE1 Design  
SE2 Efficient use of land  
SE3 Biodiversity and Geodiversity  
SE6 Trees, hedgerows and woodlands  
SE13 Flood Risk and Water Management  
CO1 Sustainable travel and transport**

**6. The proposed development is in conflict with the following up-to-date Development Plan policies of the Site Allocations and Development Policies Document (2022):**

**GEN1 Design Principles  
PG10 Infill Villages  
ENV1 Ecological network  
ENV2 Ecological implementation  
ENV3 Landscape character  
ENV5 Landscaping  
ENV6 Trees, hedgerows and woodland implementation**

**7. The proposed development is in conflict with the following up-to-date Development Plan policies of the Poynton Neighbourhood Plan 2019:**

**EGB1 Surface Water Management  
EGB8 Protection of rural landscape  
HOU6 Housing mix  
HOU7 Environmental considerations  
HOU8 Density and site coverage  
HOU11 Design  
HOU15 Backland and tandem development**

**8. Highways Issues: The proposed development has inadequate access, on what the applicants concede in their Design and Access statement is a “track”. This section of Lostock Hall Road has a confusing layout, no streetlights and is unadopted.**

**a) Inadequate Visibility – Access to the site is off a narrow track, one of three unadopted tracks into which the southern end of Lostock Hall Road divides. There is no proper junction, road markings or sightlines where this track meets the others at the end of the metalled section of Lostock Hall Road.**

- b) Footpath 70 is well used by members of the public for exercise and recreation. While it does not directly pass the site, any traffic accessing the site will have to drive over part of the public footpath.**
- c) There are no streetlights on the southern section of Lostock Hall Road near the site, so it is especially dangerous at night.**
- d) The junction of Lostock Hall Road and Chester Road is poor and there is an increased risk of accidents.**
- e) Inadequate Service Provision – inadequate provision for service vehicles to load and unload, resulting in a threat to highway safety.**

**9. Accessibility - The nearest shops are in the centre of Poynton, a mile away. If the development proceeds, access would be by private car. The bus service along Chester Road has only one bus every 90 minutes and does not run on Sundays or in the evening. For all the above reasons this development is inaccessible and unsustainable and is therefore contrary to Cheshire East Local Plan Policy SD1, section 17: “Development should wherever possible ... prioritise the most accessible and sustainable locations” and Local Plan policy CO1 (Sustainable travel and transport).**

**10. Local Wildlife Site and Local Nature Reserve: Wigwam Wood, which borders the site, has been designated by Cheshire East as a Local Wildlife Site, also known as a Site of Biological Importance (SBI). Wigwam Wood is also a protected wood.**

**11. Impact on Wildlife: Undeveloped land of this type 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 open space and increased proximity of a new house 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 habitats in rural and 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 (Biodiversity and Geodiversity).**

**12. Urbanisation -The proposed new house would detract from the rural nature of the area and begin a process of urbanisation. Development is therefore contrary to Cheshire East Local Plan Policy SD1, section 14: “Development should wherever possible ... contribute to protecting and enhancing the natural, built, historic and cultural environment”.**

**13. Environmental Impact - The Adopted Policies Map for the Local Plan shows that the site is an Ecological Network Restoration Area, while Wigwam Wood is an Ecological Network Corridor. Clearly such sites should be protected from inappropriate development, which would breach SADPD policy ENV 1 (Ecological network).**

**14. Biodiversity - The plans do not ensure a net gain in biodiversity, as required by SADPD policy ENV2 (Ecological Implementation). The application should be reviewed by the Cheshire East Environmental Protection Officer. Information should be provided by the applicant on a range of environmental issues, including:**

- **UK Hab/Botanical Survey Carried out to evaluate all habitats within 50m of the site and the access routes.**
- **An assessment of all habitats within 50m of the site for the presence of, or suitability for any Biodiversity Action Plan species/habitats, and any rare or protected plant or animal species.**
- **Where any uncommon, BAP/Priority or protected species are found or suspected, specific surveys should be carried out, by appropriately licensed or experienced surveyors, using appropriate methodology, at the optimal time of year.**
- **Where BAP/Priority quality habitats are found or suspected each of these habitats must be subject to an NVC survey undertaken at the appropriate time of the year.**
- **Desk based study including a search of biological records held by the Local Biological Record Centre.**
- **Identification of all designated sites within the zone of influence of the proposed project and assessment of the potential direct and indirect impacts of the proposed development upon these sites.**
- **Great Crested Newt survey/assessment of any ponds within 250m.**
- **Biodiversity net gain: All development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5). An assessment in accordance with the Defra Biodiversity 'Metric' version 3.1 or small sites metric must be undertaken and submitted with the application.**

**15. Landscape: By intruding an alien urban landscape into a rural area, the development is therefore contrary to Cheshire East Local Plan Policy SD2, section 1.iii:**

***“All development will be expected to ... respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features”.***

**The development is also contrary to Poynton Neighbourhood Plan Policies HOU 7 (Environmental considerations) and EGB8 (Protection of rural landscape) and SADPD Policies ENV3 (Landscape character) and ENV5 (Landscaping).**

**16. Forestry: The site includes a number of trees and borders Wigwam Wood, a protected woodland. The Arboricultural Statement supplied by the applicant should be reviewed by Cheshire East's Forestry Office to ensure compliance with Local Plan Policy SE6 (Trees, hedgerows and woodlands) and SADPD Policy ENV6 (Trees, hedgerows and woodland implementation).**

**17. Flood Risk - There was extensive flooding in Poynton during July 2019. Poynton Brook, the stream through Wigwam Wood flooded in the Wigwam Close area. Increased run-off from the new houses would flow rapidly into Poynton Brook, significantly increasing the risk of flooding downstream. Despite this, the applicants have not provided a flood risk report. This is contrary to Cheshire East Local Plan Policies SD2, section 1.vii:**

***“All development will be expected to ... Avoid high risk flood areas, or where necessary provide appropriate mitigation measures”***, also to Policy SE13 (Flood Risk and Water Management) and Poynton Neighbourhood Plan policy EGB1 (Surface Water Management). The application should be reviewed by the Cheshire East Flood Risk team.

**18. Utilities Public utilities are under strain in semi-rural areas of Poynton. Issues include frequent electricity cuts. Both the electricity and sewer infrastructure are old and struggle to cope with increased development. The opinion of United Utilities on the application should be obtained. The applicants make no proposals to address these issues. 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”**

**19. The proposed houses are tall structures and will overlook a number of neighbouring properties and their gardens and will result in a considerable loss of privacy for the neighbours. (NC)**

Application No: 23/0935M

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

Proposal: Prior Approval: Private road for agricultural/forestry use

**RECOMMENDATION: Poynton Town Council objects to this application. We are concerned that the applicants assert that this application can be dealt with simply by a “determination.” It will permanently change the appearance of what is currently open fields.**

**We believe that such a major 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. Existing gates in this area only provide access to open fields. 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. Middlewood Road is a busy road that carries traffic to and from High Lane and Disley – a full road safety analysis of the proposed new junction is essential.**

**The applicants also assert that the current access road is inadequate and a new road 4.8 metres wide is required. However, at the Public**

**Enquiry in 2019 into the Poynton Relief Road, one issue raised was the width of the two accommodation bridges that carry existing farm tracks over the new road. The Inspector concluded that a width of 3.5m wide with 0.5m verges would be adequate to accommodate current agricultural land uses. It is not clear why New House Farm apparently requires a significantly wider access road than farms elsewhere in Poynton. A single-track road would appear adequate. A wider road could be used to facilitate non-agricultural development. The route of the proposed road will cross Public Footpath 12. The opinion of the Public Rights of Way officer should be obtained. Should the application be approved, conditions should be imposed requiring that it be used only for agricultural purposes at New House Farm. (NC)**

Application No: 23/0893M

Location: 37-39 London Road South, Poynton, SK12 1LA

Proposal: Change of use of the ground floor from a shop (Use Class E) to a hot food takeaway (sui generis), external plant and ventilation and extraction equipment and minor external works.

**RECOMMENDATION: Poynton Town Council notes that this application relates to a site where, within 100 metres, there are already four other hot food takeaways. The site is close to houses and flats on London Road South, Abbey Close, Pickwick Road and Queensway.**

**The Town Council urges Cheshire East to apply fully the provisions of the Local Plan Neighbourhood Plan and SADPD, especially policies: Cheshire East Local Plan:**

- **MP1 Presumption in favour of sustainable development**
- **SD1 Sustainable Development**
- **SD2 Sustainable Development**
- **CO1 Sustainable travel and transport**
- **ENV12 Air Quality**
- **SE12 (Pollution, Land Contamination and Land Instability). Paragraph 13.131 of the Local Plan refers specifically to noise generated by hot food takeaways.**

**Poynton Neighbourhood Plan:**

- **TCB 2: Property Uses in the Town Centre**
- **HEWL1: Encouraging a Healthy Lifestyle**

**Site Allocations and Development Policies Document (SADPD):**

- **HOU12: Amenity**
- **RET5: Restaurants, cafés, pubs and hot food takeaways**

**The site is close to housing on London Road South, Abbey Close, Pickwick Road and Queensway. There is significant potential for local residents to be disturbed by increased noise, odour, fumes, traffic, litter and anti-social behaviour. This could be contrary to Site Allocations and Development Policies Document (SADPD) policy HOU12 (Amenity).**

**Traffic:** The development may result in increased traffic, both from customers and staff delivering food by car, contrary to Local Plan policy CO1 (sustainable travel and transport).

**Parking:** There is only limited on-street parking on London Road South. Note that the car parks behind Aldi (opposite the site) and on Queensway are private car parks for the use of shop customers only, so will not be available for customers or staff of the takeaway.

**Road Safety:** The site borders a residential area. Other takeaways and restaurants already put significant pressure on this section of London Road South. Increased traffic, turning movements and short-stay parking may endanger road safety – the Highways Officer should visit the site to review the application.

**Visual Amenity:** The proposed large metal chimney appears intrusive and out of place for a Victorian building and will be clearly visible from properties at the rear of the site. If allowed, it should be painted in a matt dark shade to avoid reflecting sunlight.

**Waste Management:** Litter is already a problem in this area. Another takeaway will only increase the problems. No waste management strategy has to date been supplied by the applicants.

**Anti-Social Behaviour:** Areas with a high concentration of takeaways may provide a focus for anti-social behaviour. The Town Council has recently received complaints of such problems in this area. We urge that the advice of the Police be obtained regarding this application.

**Opening Hours:** If approved, a planning condition should be imposed requiring that the premises close no later than 11 pm.

**Impact on Poynton Town Centre:** The conversion of a kitchen showroom to a fifth hot food takeaway within a small area will reduce the diversity of the retail offering in this part of the town centre. This proposal appears contrary to Poynton Neighbourhood Plan policy TCB2, which states: *“The objective of planning policy will be to maintain and enhance the vitality and attractiveness of the main shopping area by retaining the current of mixture of uses. Proposals to retain the balance, which includes residential development, will be supported.”*

**Public Health:** Poynton Neighbourhood Plan Aspiration HEWL1: Encouraging a Healthy Lifestyle refers to the public health implications of takeaways. Whilst Cheshire East have a policy under RET5 of formally limiting new takeaways only in parts of Crewe Town Centre, Page 18

the increased provision of takeaway food which is often high in fat and sugar has implications across the Borough. (NC)

Application No: 23/0969M

Location: 70 Vernon Road, Poynton, SK12 1YR

Proposal: Proposed two storey side extension

**RECOMMENDATION:** Poynton Town Council notes that 70 Vernon Road already has a single-storey flat roofed side car port and garage are close to the boundary with 68 Vernon Road. The proposed two-storey

extension that will replace the car port and garage must inevitably light to the side windows of 68 Vernon Road.

The Town Council urges that the Planning Officer visits the site and reviews the proposed extension to ensure that it complies with planning policies, including:

- Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development.
- Poynton Neighbourhood Plan policies HOU11 (Design), HOU13 (Extensions) and HOU14.
- Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)

Application No: 23/0968M

Location: 176 Dickens Lane, Poynton, SK12 1NU

Proposal: Proposed loft conversion and replacement roof

**RECOMMENDATION: No Objection in principle, providing the Planning Officer is satisfied that the proposed new first-floor windows do not invade the privacy of nearby houses and the application complies with planning policies, including:**

- Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development.
- Poynton Neighbourhood Plan policies HOU11 (Design) and HOU13 (Extensions)
- Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)

#### 185. Communication Messages

The following Communication messages were resolved:

- Planning application 23/0927M Squirrels Chase, 33b Lostock Hall Road, Poynton SK12 1DP
- Planning application 23/0893M 37-39 London Road South, Poynton SK12 1LA
- Raising the issue with Cheshire East regarding road signs and pursuing the weight limit order (NC)

Meeting end time:

Chair .....

Dated.....