

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 3RD APRIL 2023 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, S Lees and P Oakes

Officers in attendance: Haf Barlow (Town Clerk)

186. 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.

187. Questions from members of the public

There were no members of the public present.

188. Apologies for absence

Cllrs Mrs J Saunders and T Swatridge

189. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

190. To approve the minutes of the Planning and Environment Committee meeting on 20th March 2023

RESOLVED: That the Minutes of the Planning and Environment Committee meeting held on 20th March 2023 were approved with the amendment to add the word “reduce” which was missing from the top of page 217 (4 for, 1 abstention)

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

The Clerk updated Members on the Action Log outstanding items. Responses from Cheshire East were still awaited on a number of items.

The Clerk confirmed that the Developer had been contacted regarding Adlington Business Park and they had confirmed that they had consulted with Adlington Parish Council. It was noted that Cheshire East have confirmed that there are no issues with road safety.

RESOLVED: That the action log be received and that the Clerk continues to chase outstanding items (NC)

192. To note the Planning Inspectorate decisions for 64 Dickens Lane, Poynton and 9 Pochard Drive, Poynton.

It was noted that in the Decision Notices rejecting the appeals at 64 Dickens Lane and 9 Pochard Drive, the two Planning Inspectors had quoted policies from both the Poynton Neighbourhood Plan and the Cheshire East Local Plan in their decisions.

RESOLVED: That the Planning Inspectorate decisions for 64 Dickens Lane, Poynton and 9 Pochard Drive, Poynton are noted (NC)

193. Planning applications received for consideration.

Application No: 23/1093M

Location: 14 Wayside Drive, Poynton, SK12 1HF

Proposal: Proposed double storey extension and extended single storey rear extension including full new main roof, garage conversion and new roof to front bay window

Recommendation: The Town Council notes that the increase in the height of the main roof must reduce the amount of sunlight and to some degree overshadow the neighbouring houses at 12 and 16 Wayside Drive.

The proposed side extension also appears to be close to the boundary with 12 Wayside Drive. A proposal to extend right up to the site boundary may conflict 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.

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). 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 garage, enough parking spaces will remain within the grounds of the property (NC)

Application No: 23/1151M

Location: Waterside, 5 King Pool Place, Poynton, SK12 1FW

Proposal: Single storey rear /side extension and associated landscaping

Recommendation: No objection, providing the Planning Officer is satisfied that the proposed flat roof of the extension is not unduly out of character with the pitched roofs elsewhere on the estate (NC)

Application No: 23/1188M

Location: 45 Pickwick Road, Poynton, SK12 1LD

Proposal: Two storey side extension with wrap around porch

Recommendation: No objection, however the Highways Officer should be asked to confirm that, following the loss of side parking and access to the existing garage, enough parking spaces will remain within the grounds of the property (NC)

Application No: 23/1195M

Location: 31 Milton Drive, Poynton, SK12 1EZ

Proposal: Proposed amendment to roof to side extension approved in application 21/6433M

Recommendation: The Town Council notes that the proposed side extension appears to be close to the boundary with 29 Milton Drive. A proposal to extend right up to the site boundary may conflict 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.

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). 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 side parking and access to the existing garage, enough parking spaces will remain within the grounds of the property (NC)

194. Addition of urgent item under SO19

The Chairman proposed that an item to discuss possible tree felling at Wigwam Wood is added as an urgent item of business.

RESOLVED: That an item to discuss tree felling at Wigwam Wood is added to the agenda (NC)

195. To consider a report of possible tree felling at Wigwam Wood

The Chairman had received an email from a resident who believed she had seen a log pile in the vicinity of Wigwam Wood when she was travelling by train and was concerned that tree felling may have taken place. The trees at Wigwam Wood are subject to TPOs.

The area in question cannot be accessed by the public. Network Rail have been undertaken vegetation clearance on the line and it is quite possible that any work on trees may have been undertaken by them. Network Rail have extensive powers over vegetation near their railway lines. The Clerk had made enquiries with Network Rail for confirmation if they have undertaken any work in the area.

RESOLVED: That the Clerk would continue to make enquiries and would if appropriate report the matter to Cheshire East (NC)

195. Communication Messages

Road signs A523 & A555 – Cheshire East have confirmed these will be updated to direct traffic heading to Macclesfield to use the A555/A523 Bypass rather than go down London Road through Poynton.

Rejected Planning Appeal at 64 Dickens Lane Poynton. Rejected on the basis of character and appearance and living conditions. The Planning Inspector quoted policies from the Poynton Neighbourhood Plan and the Cheshire East Local Plan to justify the rejection.

Meeting end time: 8.35pm

Chair

Dated.....