

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 24th April 2023 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, S Lees, P Oakes, J Saunders

Officers in attendance: Kate McDowell (Deputy Town Clerk)

196. 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.

197. Questions from members of the public

Members of the public were present to discuss:

- 23/1365M, Price Poultry Farm, Poynton SK12 1TJ
- 22/3509M, 50 Oak Grove, Poynton SK12 1AE
- NP/CEC/0323/033, Lyme Park

198. Apologies for absence

Cllrs M Beanland, T Swatridge, H Whitaker

199. Declarations of disclosable pecuniary or other interests

There were the following declarations of interest:

Cllr Clarke regarding 23/1277M, 35 Oak Grove, Poynton SK12 1AD.

Cllr Saunders regarding 23/1365M, Price Poultry Farm, Poynton SK12 1TJ.

Cllrs Clarke, Saunders, Booth and Oakes confirmed they were regular paying members of the National Trust but had no connection to any management decisions and did not have a role in the organisation. Re: NP/CEC/0323/033 Lyme Park

The Chair proposed that the agenda is re - ordered so that 22/3509M, 50 Oak Grove, 23/1335M, Price Poultry Farm and NP/CEC/0323/033 Lyme Park are heard next.

RESOLVED: That the agenda is reordered to enable the items members of the public had attended for would be heard first (NC)

23/3509M, 50 Oak Grove, Poynton SK12 1AE

Proposal: Extension of existing bungalow to create larger kitchen diner, living space and additional bedroom accommodation

The applicant was present and confirmed the changes that had been made to the application since concerns were raised by Cheshire East for the original proposals being unneighbourly.

Recommendation: Poynton Town Council has no objection to the proposed extensions to the bungalow at 50 Oak Grove.

However, we regret the proposed loss of the existing beech hedge separating the garden of the property from the flowerbed by London Road North. Cheshire East Local Plan Policy SE 5 (Trees, hedgerows and woodland) notes the roles that hedgerows play as important visual and ecological assets and in mitigating climate change. SADPD Policy ENV6 states that “Development proposals should seek to retain and protect trees, woodlands and hedgerows.”

While we sympathise with the applicant’s concerns regarding privacy, security and safety, possibly these could be addressed by siting the fence just inside the hedge rather than removing it. The advice of the Cheshire East Trees Officer should be obtained.

We also note that this section of Oak Grove, east of the junction with Burton Drive, is only about half the width of the remainder of the road. Building works may risk obstructing access to neighbouring houses during construction work. Some residents are elderly and are visited regularly by carers. This should be addressed by suitable conditions being included in the planning consent, including a requirement that no materials or equipment are stored on the road or footway and access is preserved at all times. (NC)

23/1335M, Price Poultry Farm, Poynton SK12 1AD

A resident discussed her objection to the plans which included:

- Concerns that by changing the site to storage it would alter the site to a Brown fill site from a Green Belt site, especially as it includes 37 car parking spaces.
- The access road is not sufficient for incoming storage and large vehicles.
- There are no hours of operation but is assumed this could be 24 hours a day.
- Neighbours have not been notified of the application by Cheshire East.
- There is no planning notice displayed on site by Cheshire East.

Recommendation: Poynton Town Council objects to the application and recommends refusal of the planning application on the following grounds:

1. The proposed conversion to “storage use” is not supported by sufficient information. It is not clear exactly what would be stored there

or how many people would be employed at the site. The applicant's Planning Statement asserts (paragraph 2.18): *"... suitable for private cars and vans up to 3.5 tonnes. It is not anticipated that the vehicles visiting the site will be larger since the access doors (which are existing) are only 2.4m high and not suitable for HGV loading."*

However, this in itself would not stop larger HGV's visiting the site, as they could be unloaded outside, and goods moved into the building using fork-lift trucks.

2. The application site lies within the Green Belt. The Government attaches great importance to Green Belts. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. There are no considerations of sufficient weight that would clearly outweigh the harm to the Green Belt and very special circumstances do not exist. The site is not allocated as an employment area in the Cheshire East Local Plan. Conversion of the building to an employment use may be impractical and undesirable due to the condition of the building and the amount of structural work required.

3. 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
SE13 Flood Risk and Water Management
CO1 Sustainable travel and transport
CO4 Travel plans and transport assessments

4. The proposed development conflicts with the following Cheshire East Site Allocations and Development Policies Document policies:

GEN1 Design Principle
HOU12 Amenity
INF3 Highway Safety and Access
RUR 2 Farm diversification
RUR10 Employment development in the open countryside
RUR 11 Extensions and alterations to buildings outside of settlement boundaries
ENV1 Ecological network
ENV2 Ecological implementation
ENV3 Landscape character
ENV5 Landscaping

5. 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
EGB7 Landscape Enhancement
EGB8 Protection of rural landscape
EGB9 Nature Conservation
TAC3 Quiet Lanes**

6. Farm Diversification: SADPD Policy RUR2 states that proposals for the diversification of agricultural businesses in the open countryside should be ancillary to agricultural uses and “... do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance ...”. This application appears to replace rather than be ancillary to the existing agricultural use.

7. Employment development in the open countryside: SADPD Policy RUR10 says that such development in a rural area must be appropriate in scale to its location and setting. It is not clear that this is the case.

8. Extensions and alterations to buildings outside of settlement boundaries: SADPD Policy RUR11 applies in such cases. The previous planning consent to increase the roof height was granted on the basis that the building was to be used for agricultural purposes. This should be reassessed in light of the proposed change of use.

9. Flood Risk: Poynton was subject to severe flooding in 2016 and 2019. In both incidents the Park Lane stream, which is fed by watercourses around this site, flooded causing severe damage downstream. Any increase in water run-off from the site would flow into the stream by Anson Road and then into the Park Lane stream, so increasing flood risk. The Town Council urges Cheshire East to seek the advice of their LLAFA Flood Risk Team. This will ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan and Policy EGB1 of the Poynton Neighbourhood Plan.

The comments by Cheshire East’s flood risk team on application 17/6461M remain valid: “While the site is in Flood Zone 1 as mapped by the Environment Agency main river flood mapping, however this mapping does not cover ordinary watercourses, such as the one that runs parallel to the northern border of this site. The boundary of the site is at high risk of surface water flooding as shown on the Environment Agency surface water flood maps. The data presented in these maps would suggest that this area may be at risk from fluvial flooding from the adjacent watercourse.”

10. Highways: The site is served by narrow, rural lanes which are totally unsuitable for increased use by HGV’s. These include Green Lane, Anson Road, Middlewood Road and Coppice Road. Poynton Neighbourhood Plan policy TAC3 supports designating these roads as

“Quiet Lanes”. Traffic going to and from the site may use Moggie Lane and Street Lane in Adlington to access the A523, or travel down Dickens Lane and Park Lane into the centre of Poynton. Park Lane and Dickens Lane are congested urban roads which cannot take increased traffic. If additional storage units are required in the Poynton area, these should be sited near the Poynton Relief Road (A523).

11. Highway Safety and Access: SADPD Policy INF3 requires that development proposals should “provide safe access to and from the site for all highway users and incorporate safe internal movement in the site” and “make sure that development traffic can be satisfactorily assimilated into the operation of the existing highway network so that it would not have an unacceptable impact on highway safety”. Furthermore, “all development proposals that generate a significant amount of movement should be supported by a travel plan and either a transport statement or transport assessment.” The proposals do not appear to comply with these requirements.

12. Highways: Site Access: The access is sited between two blind bends and Green Lane has no footway at this point. Increased traffic could be hazardous to other drivers, cyclists and pedestrians. The Town Council urges the Chief Highways Officer requests a full traffic projection from the applicants, a detailed visibility splay with swept path analysis and undertakes a detailed site inspection. The plans do not appear to show a turning circle, so larger vehicles can turn round to safely exit the site.

13. Noise: The site is close to “The Anson” bungalow and houses on Green Lane. Vehicle and other noise from the proposed use may disturb nearby residents. The opening hours of the site are not clear; some storage units operate outside normal working hours. Automatic reversing warning alarms on HGVs are a particular source of disturbance around such sites.

14. Environmental Impact: As well as increased traffic noise, the proposed development may increase air pollution and so conflicts with Local Plan policy CO1 (Sustainable travel and transport). Development proposals that cause disturbance to nearby residential properties from environmental disturbance, pollution and traffic generation are contrary to SADPD Policy HOU12 (Amenity). Floodlighting of unloading bays at night is a further issue.

15. Impact on Wildlife: Land in Higher Poynton provides an essential habitat for endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. 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. The Bat Survey provided by the applicants confirms the presence of bat activity on the site. 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) and Policy EGB9 of the Poynton Neighbourhood Plan.

16. Landscape: No information has been provided to date on the proposed landscaping scheme. 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.”* It is also contrary to SADPD Policy ENV5 (Landscaping).

17. Utilities - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents and businesses experience frequent electricity cuts. The electricity, water and sewer infrastructure are old and struggle to cope with increased development. The applicants make no proposals to address these issues. The 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”*.

18. The site is in an area where there has been heavy coal mining in the past and is very close to the former Anson Pit. A report of possible risks from old mine workings should be obtained from the Coal Authority.

19. The car parking provision seems to suggest an operation of considerable size, employing a significant number of people which is totally out of scope of the environment in the area.

20. Please notify all neighbours that adjoin the site and put up the planning notice by the site entrance. (NC)

A member advised that Cllr Wylie had already called this application in, but the Deputy Clerk was asked to check that this was the case and report back if not.

To receive and consider the planning application NP/CEC/0323/0337 Lyme Park. Relocation of car park, restoration of the swine ground, visitor access improvement and new hall and garden entrance.

The Chair noted that although this application is not in Poynton it is a place which is of great interest to its residents and there is a concern regarding any impact on potential flood water following the floods in 2016 and 2019. Two representatives from National Trust at Lyme Hall and Park, spoke to the Committee regarding the proposed plans and the wider plans for the next few years. They advised that the car park was the first part of the plan and they had two major concerns 1) flooding and reducing the risk 2) updating the visitor infrastructure and reducing heavy traffic on the A6 trying to get into the park.

Several watercourses run under the existing car park that had to be culverted. In the floods of 2019, sheer volume of flood water was a huge problem – by relocating car park two of these watercourses will be reopened and this can allow flood water to overspill into adjacent fields. They are limited in terms of topography as to where the new car park can go but the Dressage site was deemed the most appropriate with a change to the current admissions structure, which will alleviate the congestion on the A6.

With regards to mitigating future flooding, several proposals were discussed including creating a ditch, overspill fields, fixing leaking dams etc which would slow the flow of water and redirect it to make sure there was not a large impact. No mature trees will be disrupted in these works.

They are aware of some objections on social media and they are keeping an eye on comments and will try to reply to all points and look to hold a number of information sessions for the surrounding areas.

A resident of Pott Shrigley, Shrigley Road who was badly affected by the 2019 floods, (who was given permission to speak by the Chair) expressed concern about the positioning of the new car park as it is being built on the top of where Poynton Brook arises (where the water comes out of the ground) The elevations show that the slope from the car park goes towards the brook, so there will definitely be water tipping down to Poynton Brook. Even with a permeable surface there will still be road run off. The nature of the tributary that leads to the brook will change if a car park is situated at the start.

She also noted the distance of the public toilets from the new carpark and is concerned that septic tanks may need to be added, which would add to problems. Lyme Park confirmed that is a challenge as they are not allowed to put any vertical structures on the site, so they are looking at toilet drop off points on the way to the car park.

A member suggested that representatives of Lyme Park address Pott Shrigley and Kettlethulme Parish Councils as well as Poynton and hold local exhibitions to showcase / publicise the plans to surrounding residents before the planning application.

RESOLVED: That Poynton Town Council submits a comment to the Peak District National Park regarding the planning application suggesting that the Cheshire East Flood Risk team or an appropriate Hydrological Engineer should review the plans to consider the impact on the status of Poynton Brook and to ensure that there is no increased risk of flooding down Poynton Brook into Poynton because of the severe flooding into Poynton in 2016 and 2019. (1 Abs, 3 for)

A member of the public present asked to stay to hear application 23/1277M, 35 Oak Grove, Poynton SK12 1AD. The Chair suggested that this could be the next order of business.

RESOLVED: That 23/1277M 35 Oak Grove, Poynton SK12 1AD would be the next item to be discussed (NC)

The Chair (who had declared an interest as a relative's house was nearby) left the room, and Cllr Booth was nominated to chair this item.

RESOLVED: Cllr Booth should chair the discussion regarding 23/1277M 35 Oak Grove, Poynton SK12 1AD (NC)

23/1277M, 35 Oak Grove, Poynton SK12 1AD

Proposal: Single storey front extension, single storey side extension and part single/part double rear extension.

Recommend: Poynton Town Council objects to this application on the basis that it conflicts with the following policies:

- **Cheshire East Site Allocations and Development Policies Document policies HOU11 (Extensions and Amenities), HOU12 (Amenities) and HOU13 (Residential standards) Policy HOU13 requires that "each building should normally be set back at least 1 metre from the site boundary".**
- **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. (NC)**

Cllr Clarke re-joined the meeting and resumed the Chair.

200. To approve the minutes of the Planning and Environment Committee meeting on 3rd April 2023

RESOLVED: That the Minutes of the Planning and Environment Committee meeting held on 3rd April 2023 were approved (N/C)

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

Members considered the action log. The Deputy Clerk highlighted that we have been informed that the inaccurate road signs directing traffic heading to Macclesfield via Poynton will be updated in the next 6-8 weeks.

RESOLVED: That the action log be received (NC)

202. To note the planning decisions made by Cheshire East Council

RESOLVED: That the planning decisions made by Cheshire East Council be received (NC)

203. To receive and consider the update from ChALC on the infrastructure levy reform to the existing system of developer's contributions – Section 106 planning obligations and Community Infrastructure levy – in England

Members discussed the item and recommended that we obtain an estimate of costs from Mr J Knight for him to review the document and suggest a response.

RESOLVED: Contact Mr J Knight to ask for an estimate of what his costs would be to review the update from ChALC on the infrastructure levy reform to the existing system of developer's contributions – Section 106 planning obligations and Community Infrastructure levy – in England and suggest a response (NC)

204. To receive and consider the Cheshire East Council policy for Allocation of Financial contributions in lieu of affordable housing

Members discussed the item.

RESOLVED: That Poynton Town Council responds to the Housing Policy Officer to suggest that the former Vernon Infants School site on Bulkeley Road would be appropriate for commuted sum funding to develop additional affordable housing in Poynton (NC)

205. To note and receive the planning decisions from Cheshire East Council planning department.

The members reviewed the report.

RESOLVED: That the planning decisions report from Cheshire East Council planning department is received (NC)

206. Planning applications received for consideration

Application No 23/0211M

Location: 5 Clifford Road, Poynton SK12 1HY

Proposal: Demolition of existing detached garage and rear single storey extension, new part single storey/2 storey rear extension, 2 storey side extension, first floor side extension.

RECOMMENDATION: The Town Council welcomes the fact that the revised plans have increased the distance of the proposed side extension from the site boundary with 3 Clifford Road. This gap now appears to be more than 1 metre from the site boundary, and so complies with Poynton Neighbourhood Plan policy HOU14 and Cheshire East Site Allocations and Development Policies Document policy HOU13.

However, the Town Council notes that the proposed new roof on the side extensions will reduce light and increase shadowing of neighbouring properties. Increasing the massing of the roof on the northern side of the property will increase overshadowing, especially of 3 Clifford Road as this lies to the north and so will be particularly affected in winter.

The revised plans do not show the proposed new roof line alongside the existing roof lines of 3 and 5 Clifford Road, so it is not possible to know if the new roof will be higher and so out of character with neighbouring properties. The applicant should be asked to provide this information. We would urge the Planning Officer to visit the site and ensure the application complies with planning policies, including:

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

Application No 23/1395M

Location: 4 Woodland Rise, Poynton SK12 1AH

Proposal: Proposed loft conversion with front and rear dormers and second floor roof terrace.

RECOMMENDATION: Poynton Town Council has no objection to the proposed front dormer windows, providing they comply with planning policies on issues such as the minimum distance between windows in neighbouring dwellings. (NC)

Additional Matters – Proposed Action

The Town Council sends a formal complaint to the Chief Planning Officer, asking why our comments on application 22/2616M, which are clearly posted on Cheshire East Planning website, were ignored and an incorrect statement made in the Planning Officer's report alleging that the Town Council had not commented on this application.

RESOLVED: The Town Council writes a formal complaint to the Head of Planning to asking why our comments on application 22/2616, which are clearly posted on Cheshire East Planning website, were ignored and an incorrect statement made in the Planning Officer's report alleging that the Town Council had not commented on this application. (NC)

Application No 23/1043M

Location: 15A Chester Road, Poynton SK12 1EU

Proposal: Proposed new side extension (Revision to Planning approval 22/1791M) to provide disabled accommodation in lieu of garage and re-siting extension.

RECOMMENDATION: Poynton Town Council have no objection to this application, providing the gap between the proposed extension and the boundary with 11 Windsor Close is at least 1 metre, as is normally required by Poynton Neighbourhood Plan policy HOU14 of the and SADPD policy HOU13. (NC)

Application No 23/1373M

Location: 14 Warren Lea, Poynton SK12 1BP

Proposal: Single storey front/side extension, single storey rear extension, extended accommodation within the roof space and attached single garage

RECOMMENDATION: Poynton Town Council notes that a section of the proposed side extension bordering 16 Warren Lea appears to have a gap less than 1 metre from the site boundary. If this is correct, then the Town Council objects to this application 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. The Town Council also notes that the proposed raising of the height of the roof on the northern side of the property will increase shadowing of neighbouring houses and may be out of character with nearby properties. The proposed first floor balcony may also cause a loss of privacy and be unneighbourly. Overall, the application appears to conflict with the following planning policies.

- Cheshire East Local Plan: SE1: Design 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”.

Flood Risk: 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. The proposed extensions will increase the run-off of rainwater from the site. (NC)

Application No 23/0958M

Location: Sunningdale, 6 Shrigley Road North, Poynton SK12 1TE

Proposal: Demolition of existing single storey side and rear extensions and erection of two storey side extension with single storey rear extension and rendering of house.

RECOMMENDATION: Poynton Town Council notes that the side of the proposed side extension bordering 6A Shrigley Road North appears to have a gap significantly less than 1 metre from the site boundary. If this is correct, then the Town Council objects to this application 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 too close to the site boundary conflicts with planning policies.

- Cheshire East Local Plan: SE1: Design 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” (NC)

Application No: 23/1424M
 Location: 1 Grosvenor Drive, Poynton, SK12 1JF
 Proposal: Single storey rear extension with pitched roof

RECOMMENDATION: No Objection (NC)

Application No: 23/1114M
 Location: 52A Clifford Road, Poynton, SK12 1JA
 Proposal: Retrospective application for Change of Use from former chiropractor business in the basement to full residential use.

RECOMMENDATION: No Objection (NC)

Application No: 23/1228M
 Location: 26 Swan Close, Poynton, SK12 1HX
 Proposal: Lawful Development Certificate for the demolition of existing conservatory and construction of single storey extension to the rear.

RECOMMENDATION No Objection (NC)

Application No. 23/1490M
 Location: 36 Milton Drive, Poynton SK12 1EY
 Proposal: Single storey rear and front extensions

RECOMMENDATION: No Objection (NC)

169. Communication Messages

RESOLVED: That the communication messages below are made:

- Lyme Park planning application and plans.
- Price Poultry Farm (NC)

Meeting end time: 09:10pm

Chair

Dated.....