

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

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, S Lees, L Podmore, T Swatridge

Officers in attendance: Town Clerk - Haf Barlow

29. 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.

30. Questions from members of the public

There were three members of the public present.

A resident requested information on the working hours at the Hazelfield site, off Hazelbadge Road. He had understood that the working hours were from 8am on weekdays and 9am on a Saturday. This was confirmed by the Clerk who had a copy of the construction management plan.

The resident complained that despite this, there have been repeated breaches of these times. He had spoken to the site manager who stated that work had not started but machinery and people were moving around the site to get ready for work to begin.

The resident was advised to contact Cheshire East planning enforcement and it was agreed that the Town Council would do the same.

RESOLVED: The Clerk to notify Cheshire Eat Planning Enforcement that work is routinely commencing before the scheduled start time on the Hazelfield site (NC)

31. Apologies for absence

Cllr Mrs J Saunders.

32. Declarations of disclosable pecuniary or other interests

Cllr L Clarke declared an interest in planning application 23/2378M: 17 Park Lane, Poynton and application 23/1608T: 21 Moreton Drive and will leave the meeting when these applications are discussed.

Cllr Beanland declared an interest in planning application 23/2034M: 57 London Road South, Poynton. The Clerk confirmed that the interest was not a disclosable pecuniary or other interest. However, Cllr Beanland confirmed that he would leave the meeting when the item was being discussed.

33. Amendment to the order of the agenda

The Chair proposed that the agenda is reordered to move planning applications, 23/2332M: Woodacre, South Park Drive, Poynton and 23/2115M: 26 London Road South, Poynton and taken after agenda item number 4.

RESOLVED: That the agenda is so ordered (NC)

34. Application No 23/2332M

Location: Woodacre, South Park Drive, Poynton SK12 1

Proposal: Demolition of existing detached property and replacement by four detached dwellings including associated access, parking, landscaping and ecological enhancements.

Representatives from Abode (the applicants) spoke to the members regarding this application. This new proposal supersedes a previous application for 5 retirement apartments and 2 detached houses. The revised scheme was for 4 detached houses (5 bedrooms).

Abode stated that they had consulted widely with neighbouring properties and the case officer at Cheshire East.

Members discussed the proposals and asked questions to the representatives from Abode regarding the existing planning consent, entry into the site and whether the site would become gated.

Concerns were raised that the site would no longer be low density and it was being over developed, it could result in additional run off into Poynton Pool and a cramped development. Councillors were also concerned that it was out of character with existing properties in the area, and that the building line was too far forward.

The representatives explained that in Key Service Centres, of which Poynton is one, Cheshire East guidelines for development is 16 units per hectare, this development was significantly lower than this.

A report on the applications had been circulated to councillors prior to the meeting.

Recommendation: Poynton Town Council is unable to support this application as it stands. Whilst the latest plans avoid some of the issues of height and bulk caused by the block of flats included in the recently rejected application 22/1808M, the latest proposal for four large, detached houses on a relatively small site continues to present issues of over-intensification and high density that is inappropriate for the immediate area.

In terms of Planning policy, it is the Town Council's view that the proposed development is contrary to the prevailing Planning policies for the area which are at national, Borough and local level. Therefore, the application should be refused for the following reasons:

- 1. The proposed development is an inappropriate form of development on this site and in this location as it is not sympathetic to the site, immediately adjoining properties or the character or the surrounding housing area.**
- 2. It would have the effect of significantly damaging the appearance and environment of an attractive area, removing the existing sense of spaciousness. The development would**

have a harmful effect on the character and appearance of the area, contrary to Policies SD2 (Sustainable development), SE1 (Design) and SE4 (Landscape) of the Cheshire East Local Plan and Policy HOU11 of the Poynton Neighbourhood Plan which, amongst other things, seek development that incorporates appropriate landscaping and makes a positive contribution to the character of the area.

3. The development fails to meet national Planning Guidance as set out in the relevant sections of the National Planning Policy Framework 2019 (sections 11 and 17 concerned with the efficient use of land and design) and as set out in the National Design Guide October 2019. This house and its neighbours on South Park Drive and Towers Road form an area of lower density housing, separating areas of higher density and providing a contrasting environment with larger gardens and a significant number of trees. Policy 122 (d) of the National Planning Policy Framework (NPPF) requires that:
“Planning policies and decisions should support development that makes efficient use of land, taking into account ... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens)”.
4. This application fails to address the concerns of the Cheshire East Planning Officer on previous applications 22/1808M. The previous application “... *would be visually dominant and form an incongruous relationship to neighbouring properties which would detract from the established character and appearance of the area. Overall, the proposals do not therefore contribute positively to the character of the area.*” These points continue to apply to the current application.
5. The proposed development is contrary to the Development Plan for the Poynton area as set out in Cheshire East Local Plan 2017, the Poynton Neighbourhood Plan and the Site Allocations and Development Policies Document (SADPD) and should be refused. There are no material circumstances justifying otherwise. Any benefits arising do not outweigh the many adverse impacts which would cause substantial harm to the amenities of the local community and cannot be mitigated against.
6. The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan:
MP1 Presumption in favour of sustainable development
SD1 Sustainable development in Cheshire East
SD2 Sustainable development policies
SC4 Residential mix
SE1 Design
SE2 Efficient use of land
SE4 Landscape
SE5 Trees, Hedgerows and Woodlands
SE13 Flood Risk and Water Management
7. 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
ENV16 Surface Water Draining and Flood Risk
HOU10 Backland Development
HOU12 Amenity
HOU13 Residential Standards
8. 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
EGB2 Open Spaces
HOU6 Housing mix
HOU7 Environmental considerations
HOU8 Density and site coverage
HOU11 Design
HOU15 Backland and tandem development**

- 9. The proposed development is contrary to relevant policies of the Poynton Neighbourhood Plan 2019. As a cramped and intrusive form of development in a low-density area of the village, the development would fail to meet the following policies of the Neighbourhood Plan: 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).**
 - 10. The proposed development fails to address the Supplementary Planning Guidance set out in the Cheshire East Borough Design Guide SPD 2017 both in terms of content of the application and the approach to be taken to preparing the application. The SPD is a material Planning consideration in its own right and is also a supporting document to the Cheshire East Local Plan Strategy 2017.**
- The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.**
- 11. 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. The development is therefore contrary to Local Plan Policy SE5 (Trees, Hedgerows and Woodlands).**
 - 12. Impact on Wildlife: Large gardens provide 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 garden space and increased proximity of new housing 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 the garden habitats in low density housing areas is also contrary to the Habitats and Biodiversity Chapter (Policies 174, 175, 176 and 177) of the NPPF.**
 - 13. Backland Development: The proposal represents an undesirable form of backland development without proper road frontage. The application would cause harm to the amenity of local residents, would not be equal or subordinate in scale to nearby houses and would be unsympathetic to the character and appearance of the surrounding area, so is contrary to Policy HOU10 of the SADPD and HOU15 of the Poynton Neighbourhood Plan.**
 - 14. 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 and may be contrary to Policy HOU12 of the SADPD.**
 - 15. 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. This area of South Park Drive and Towers Road has houses with large rear gardens and the proposed development would change this**

character very much to the detriment of the appearance of this area and would set a dangerous precedent.

16. Loss of privacy. The position of the proposed development, in relation to adjoining residential properties, may result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those properties by reason of overlooking.

17. 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:

- a) **Inadequate Visibility** – The applicants do not appear to have provided detailed plans of a visibility splay for the accesses from South Park Drive.
- b) **There may not be sufficient space for manoeuvring vehicles within the site, particularly to avoid the need for cars and service vehicles leaving the site to reverse out onto South Park Drive.** A “swept path” analysis should be provided, showing that vehicles can exit the site using forward gear.
- c) **Inadequate Service Provision** – the gated site, lack of parking for 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 South Park Drive and a risk to highway safety.
- d) **It is not clear that the rear of the site will be fully accessible for large vehicles such as the dustcart or a fire engine.** The proposal to allow wheelie bins to be left on the pavement – up to eight bins – would be a danger to pedestrians. Users of prams, buggies and wheelchairs may be forced to use the road.

18. Car Parking - It is not clear from the plans that car parking provision is adequate and complies with Cheshire East Local Plan Appendix C. Dwelling houses with two or more bedrooms must have at least two car parking spaces each, with a requirement that “Standard parking bays are to be provided at a size of 4.8m x 2.5m.” It is not clear that the proposed spaces meet these dimensions.

19. Flood Risk - the applicants have not provided a flood report. The loss of garden area will reduce absorption of rainfall and increase run-off, which probably flows into Poynton Pool, which Cheshire East are concerned is a major flood risk. The Town Council urges Cheshire East to seek the advice of their LLAFA Flood Risk Team to ensure compliance with the National Planning Policy Framework (paragraph 167, footnote 55), policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan, policy ENV16 of the SADPD and policy EGB1 of the Poynton Neighbourhood Plan (NC)

34. Application No 23/2115M, Location 26 London Road South, Poynton SK12 1RD Proposal. Application for planning Permission in principle for residential development of 2 dwellings

The representative from Abode provided some background to the application for permission in principle. The application is for two detached dwellings on part of the garden of the existing house at 26 London Road (which will be retained).

It was noted that the adjoining large house, now sub-divided into several units, was a locally listed building so development might impinge on the heritage. It was noted that there were no TPOs on site.

RESOLVED: The Town Council would support 2 detached houses on the site subject to detailed plans being received which are respectful of both nearby surrounding properties and particularly the heritage aspect.

Heritage Assets: Numbers 24 and 32, 30, 26 London Road South are recognised by Cheshire East as Locally Listed Buildings, described as “Victorian mansion, dated 1874, built in 17th century style”. Planning policy seeks to protect such buildings and their immediate environment.

- a) **Poynton Neighbourhood Plan Policy EGB 15: Heritage Assets - This requires that any development should aim to conserve and enhance the heritage assets of Poynton, including their setting. If any proposed development has the potential to affect the contribution of a heritage asset or its setting to its significance or an appreciation of its significance, an assessment of its impact shall be undertaken.**
- b) **Poynton Neighbourhood Plan Policy EGB 20: Locally Listed Buildings - A Locally Listed Building is a building, structure or feature which, whilst not listed by the Secretary of State, is considered by Cheshire East to be an important part of Poynton’s heritage due to its architectural, historic or archaeological significance. As noted above, 26 London Road South and its neighbours (all part of the same original building) are locally listed, and their environment should be protected.**
- c) **The proposed development would also be contrary to the heritage policies in the Cheshire East Site Allocations and Development Policies Document (SADPD): HER 1 - Heritage assets. All proposals affecting heritage assets and their settings must be accompanied by proportionate information that assesses and describes their impact on the asset’s significance.**

HER 7 - Non-designated heritage assets. New development will be expected to avoid, minimise and mitigate negative impacts on non-designated heritage assets (5 for 1 against)

35. Amendment to the order of the agenda

The Chair proposed that the agenda is reordered to move planning application, 23/ 2378M at 17 Park Lane, Poynton SK12 1RD up the agenda to be taken next.

RESOLVED: That the Agenda is so ordered (NC)

Cllr Clarke left the meeting and Cllr Beanland took over as Chair.

36. Application No 23/ 2378M, Location: 17 Park Lane, Poynton SK12 1RD Proposal: To construct an apartment over garage parking.

The members discussed the application including loss or parking and highways issues. It was noted that the trees at the back of the site did not have any TPOs.

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

- HOU6 Housing mix
- HOU7 Environmental considerations
- HOU8 Density and site coverage
- HOU12 Design
- HOU15 Backland and tandem development
- TCB 3 Property uses in the Town Centre

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.

RESOLVED: That the Clerk will prepare the objection and circulate to members for approval before submitting to Cheshire East (NC)

Cllr Clarke returned to the meeting and retook the chair.

37. To approve the minutes of the Planning & Environment Committee meeting on 12th June 2023.

RESOLVED: That the minutes of the Planning & Environment Committee meeting on the 12th of June 2023 are approved subject to a minor amendment on page 24 (NC)

38. To receive and consider the action log for 2023-2024.

The Clerk provided an update regarding item 6 on the Action Log regarding the trees on Coppice Road. Contradictory responses had been received from Cheshire East.

RESOLVED: That the action log is received, and the Clerk is asked to clarify with Cheshire East their response in relation to the trees on Coppice Road (NC)

39. To receive and consider an update from the Clerk on the trees at Poynton Pool and agree and recommendations therein.

The Clerk explained that quotes from experts for advice on the proposals by Cheshire East at Poynton Pool had not been received. A request had been received from Friends of Poynton Pool for a copy of their petition to be placed in the Civic Hall for residents to sign.

RESOLVED: That the Clerk pursues the quotes from the experts. Permission is granted for a copy of the petition to be placed in the Civic Hall (NC)

40. To receive and consider an email from Cheshire East School Organisation and Capital Team regarding the proposal for the disposal of playing field at the former Vernon Infant School.

Cllr Podmore spoke on this matter and described how this land had been considered during the consultation on the Neighbourhood Plan. The plans currently proposed by Cheshire East are not in line with residents' wishes which were conveyed to the Town Council as part of the Neighbourhood Plan process. Cllr Podmore had drafted a potential response which was discussed by the Committee.

RESOLVED: That the Clerk responds to the consultation in the terms set out by Cllr Podmore (NC)

41 To consider and agree which Councillor will attend the Cheshire East Highways & Transport Committee on 20th July to discuss the request for a ban on HGV's using London Road North and South now the relief road is open.

RESOLVED: That Cllr Clarke will attend the meeting on behalf of the Town Council (NC)

42. Planning Applications received for consideration.

Application No: 23/1756M

Location: 85 Worth Clough, Middlewood Road, Poynton SK12 1SH

Proposal: Listed building consent for new timbers and roofing spurs.

Recommendation: No objection (NC)

Cllr Beanland left the meeting.

Application No: 23/2034M

Location: Dental Surgery, 57 London Road South, Poynton SK12 1LA

Proposal: First floor extension, two storey extension & single storey side and rear extension.

Recommendation: Poynton Town Council are concerned about the impact of the proposed extensions and increase in height on neighbouring residential properties. This is contrary to Cheshire East Local Plan policies SD1, SD2 (Sustainable Development) and SE1 (Design). The loss of car parking spaces within the site is another concern.

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

Poynton Neighbourhood Plan:

TCB 2: Property Uses in the Town Centre

Site Allocations and Development Policies Document (SADPD):

HOU12: Amenity

RET9: Environmental improvements, public realm and design in town centres

The site is close to housing on London Road South and Pickwick Road. The existing building is a converted bungalow, with no first-floor windows. However, the proposed works will increase the height, width and floor area of the building, adding two first floor windows to the rear. This will cause both overlooking and loss of light to the gardens of

53B and 53A London Road South, and so will be unneighbourly and contrary to Site Allocations and Development Policies Document (SADPD) policy HOU12 (Amenity).

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 and hence contrary to Policy HOU12 of the SADPD. The proposed side extension is very close to the site boundary with 49 London Road South and creates a terracing effect with that property.

Impact on Town Centre: Policy RET9 of the SADPD requires that “development proposals in principal town centres and town centres, as defined on the adopted policies map, will be permitted provided they make a positive contribution to their surroundings and reflect the following design principles”. It is not clear that the proposed development satisfies the requirements of Policy RET9, including Character, High Quality Public Realm and Diversity and Mix of Uses.

This proposal may be 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.” Developments which overshadow and dominate residential properties endanger the current mixture of uses and may discourage people from living in the town centre.

Parking: The proposed loss of over half of the existing car park spaces, plus increased demand for parking by users of the extended property, will exacerbate pressure on the already limited on-street parking on London Road South. Note that the car parks behind Aldi (almost 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 57 London Road South.

Road Safety: The site borders a residential area. The shops, 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 double height shop front introduces an incongruous element into the street scene, whilst the increased height and bulk will be clearly visible to residents of the houses to the rear of the site (NC)

Cllr Beanland returned to the meeting.

Application No: 23/2142M
Location: 1 School Lane, Poynton SK12 1AX
Proposal: New external dining terrace.

The Clerk confirmed that the land concerned was not owned by Cheshire East but by a private property company.

Recommendation: No objection (NC)

Application No: 23/2146M
Location: 16 Barclay Road, Poynton SK12 1YY
Proposal: Single storey rear extension.

Recommendation: The Town Council notes that there is a protected tree in the back garden of 16 Barclay Road and urges that the Cheshire East Trees Officer is asked to review and comment on the plans.

Should the Trees Officer be satisfied with the plans, then the Town Council has no objection to the proposed extension (NC)

Application No: 23/2165M

Location: 16 Warren Lea, Poynton SK12 1BP

Proposal: Single storey rear extension. Removal of existing carport and new oak frame carport and porch to front. Replacement of roof coverings and windows and doors

Recommendation: No objection, however the Town Council notes that the site borders Lady's Wood, a protected woodland, and urges that the Cheshire East Trees Officer is asked to review and comment on the plans.

Application No: 23/2197M

Location: 84 Towers Road, Poynton SK12 1DF

Proposal: Two story extension to the side elevation.

It was noted that a neighbour had objected to the application.

Recommendation: No objection (NC)

Application No: 23/2307M

Location: The Dingle, Moggie Lane, Adlington SK10 4NY

Proposal: The demolition of an existing detached bungalow and the development of one replacement dwelling with detached garage and associated landscaping and access works.

Recommendation: Poynton Town Council has commented on this application as, although the house and most of the garden are in Adlington Parish Council's area, part of the garden is on the far side of Poynton Brook so is actually in Poynton. We are also concerned at the possible impact on Poynton Brook.

Regarding the proposed replacement dwelling, the Town Council urges Cheshire East to ensure that the plans comply with all relevant planning policies, including Local Plan Policy PG3 (Green Belt) and SADPD Policy RUR13 (Replacement buildings outside of settlement boundaries).

Poynton Town Council is particularly concerned about how rainwater run-off from the new house is managed. Run-off from the site must not flow directly into Poynton Brook, as this would increase flood risks. There was significant flooding downstream from the site in July 2019. The plans should be reviewed by the Cheshire East Flood Risk team.

Cllr Clarke left the meeting and Cllr Beanland took the chair.

Application No: 23/1608T

Location: 21 Moreton Drive, Poynton, Sk12 1FA

Proposal: T1 Oak – This mature Oak tree on the boundary between lady's incline and 21 Moreton drive overhangs the garden even to the point where it overhangs the roof of the house. We propose to reduce crown property side by 2 metres to reduce debris dropping into the gutter and

hopefully reduce the impact of the overbearing branches shading out light. Deadwood from the tree will also be removed.

RESOLVED: That the Committee defer the decision until the view of the arborist is known.

Cllr Clarke returned to the meeting and retook the chair.

43. Communication Messages

“Woodacre” on South Park Drive as a significant development,
Vernon School, 26 London Road South,
Poynton Pool petition.

Meeting end time: 9.45pm

Chair

Dated.....