

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.30PM ON MONDAY 31st July 2023 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

Officers in attendance: Deputy Clerk, Kate McDowell

44. 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.

45. Questions from members of the public

There were members of the public present regarding planning applications:

23/2606M 9-11 Park Lane, Poynton.

23/2092M Birch Trees Farm, Poynton.

23/2435M 50, Oak Grove Poynton.

The Chairman proposed that the agenda is reordered to move the above planning applications and taken after agenda item 4.

**RESOLVED: That the agenda is reordered to consider the following applications after item 4 (N/C)**

**23/2606M 9-11 Park Lane, Poynton.**

**23/2092M Birch Trees Farm, Poynton.**

**23/2435M 50, Oak Grove Poynton.**

46. Apologies for absence

Cllrs Mrs J Saunders, S Lees

47. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared a disclosable pecuniary interest in planning application 23/2606M 9-11 Park Lane and will leave the meeting during the discussion.

Cllr Booth proposed that Cllr Beanland take over the meeting in Cllr Clarke's absence.

**RESOLVED: That Cllr Beanland will Chair the meeting during the discussions for 23/2606M 9-11 Park Lane, Poynton in Cllr Clarke's absence. (NC)**

Cllr Beanland declared the following interest:

“My views are expressed on the limited information before me. I reserve the judgement and the independence to make up my own mind on each of the separate proposals, based on my overriding duty to the whole community and not just to the people in the area, ward or parish. As and when it comes before the Committee and I hear all the relevant information I will not in any way commit myself as to how I or any others may vote when the proposal comes before the Committee. Where I do not intend to speak and vote as a member of the Committee I retain the right to judge the matter elsewhere.”

The Chair advised that in view of the declaration just made Cllr Beanland may not be suitable to take over the Chair as application 23/2606M 9-11 Park Lane might go to Cheshire East Northern Planning Committee to be decided.

The Chair suggested Cllr Podmore should Chair item 23/2606M 9-11 Park Lane when he leaves the meeting due to his declared interest.

**RESOLVED: That Cllr Podmore takes over the Chair to discuss application 23/2606M 9-11 Park Lane, Poynton when the Chair leaves the meeting due to his declared interest (NC)**

Cllr Clarke left the meeting and Cllr Podmore took over the Chair.

48. Planning application: 23/2606M 9-11 Park Lane Poynton

Proposal: Development of 6 apartments & new office space which comprises the conversion & alteration to first floor office suite & roof space within existing building to provide 4 apartments (3 no 2-bed and 1 no 1-bed) and new rear extension to compromise ground floor office suite and 2 no 2- bed duplex apartments alongside associated parking and servicing.

The *applicant* advised that they own the building and occupy the offices above Boots the Chemist and gave an overview of their application and plans. The planning application is to convert the existing building and put an extension on the rear of the building similar to the neighbouring properties. Three extra parking spaces will be generated and the parking area relocated further back. There is little change to the front of the building.

As well as an office at the back and there will be 5 xs 2 bedrooms and 1xs 1 bedroom apartments. A member suggested that they should need a minimum of 17 car spaces for a development of this size and felt the plans for the space were overdeveloped.

A member asked if the size of the apartments were comparable to *others*. The *applicant* advised they were and bigger than some other apartments within Poynton and within the requirements of the nationally described space standards.

The car park is private, but it is used by the public and one of the adjacent restaurants. There are ongoing discussions with neighbours around this issue. The *applicant* advised that they thought Highways will be flexible with the parking plans.

Some trees will have to be felled to relocate the car park but more will be planted for screening, which will be in their opinion better.

**RECOMMENDATION: Objection on account of overdevelopment and parking. 2 (for) 2 (abs) 1 (against)**

Cllr Clarke rejoined the meeting and resumed the Chair.

Planning application 23/2092M Birch Trees Farm, Coppice Road, Poynton SK12 1SP.

Proposal: Variation of Condition 7 on approval 22/1309M for erection of two detached dwellings with associated access and landscaping.

The Member of the public gave an overview the application. The existing hedge is sparse and the applicants would like to replace it with a larger hedge outside of bird nesting season.

**RECOMMENDATION: Poynton Town Council regrets the proposed loss of a hedge that has been in existence for many years. 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.” An older hedge is likely to provide a home to a much wider range of wildlife, from birds to insects, compared to a newly planted example.**

**While we note the applicant’s concerns regarding the state of the existing hedge, possibly these could be addressed by “laying” the existing hedge to thicken its lower section, so increasing privacy, and limiting the new hedge of cherry laurel to filling the 6 metre gap in the existing hawthorn hedge, rather than removing it entirely.**

**The advice of the Cheshire East Trees Officer should be obtained. (N/C)**

Application No 23/2435M 50 Oak Grove, Poynton SK12 1AE

Proposal: removal of hedge and replacement fence 2.4m (from property) or 1.8m from roadside along with a secure pedestrian gated access.

The member of the public advised that he wants to keep the hedge but requests that Cheshire East maintains it as they have done in the past, at its current height to maintain privacy. He has been told by Cheshire East the hedge is his responsibility.

The member of the public explained that he cannot maintain the hedge at the current height to preserve privacy, it would only be at 6-7ft and to do it any higher would be at a considerable cost.

The member of the public would hope that the Town Council will object to the removal of the hedge but support the gate. He is hopeful that Cheshire East will maintain the hedge as before. The removal of the hedge and a fence

placement is his last resort. Referring to comments on the Cheshire East planning portal and social media, he is hopeful that Cheshire East pay attention and do something about the hedge.

A member clarified that the planning application was to remove the hedge and replace the fence. The applicant is happy to keep the hedge if Cheshire East maintains it. However, the Town Council must consider the application as it is written, to remove the hedge and erect a fence.

The member of the public requested that the Town Council support the gate as per conversations. The Chair advised that the Town Council cannot comment on that provision as it is not in the planning application put before the committee this evening and suggests that contact is made with the Highways Officer. He stated that access across the flower bed into the shared space was not a matter for the Planning and Environment committee.

**RECOMMENDATION: Poynton Town Council reiterates our comments on the previous application 22/3509M, that we object to the removal of the existing beech hedge separating the garden of 50 Oak Grove 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.” The Town Council also agrees with the comments of the Cheshire East Planning Officer on the previous application 22/3509M, which concluded:**

***“The hedge is considered to make an important contribution to the amenity of London Road North. ... The removal of the hedgerow was considered to have a detrimental impact on the amenity of the area and its loss would have been regrettable and not accord with Policy SE5.”***

**While we sympathise with the applicant’s concerns regarding privacy, security and safety, possibly these could be addressed by siting a fence just inside the hedge rather than removing it. Another option may be to lower the hedge and “lay” it, where the main stems are partially cut diagonally near the base. This allows the plant to bend over horizontally whilst still being attached to the main stem, so thickening the lower section and providing a screen during the winter. Adding some evergreen trees such as holly, yew or laurel may also help with privacy. The advice of the Cheshire East Trees Officer should be obtained.**

**Please note that the statement in the Application Form that Poynton Town Council considers the hedge to be an “eye sore” (spelling corrected) does not represent our formal view on this matter. (NC)**

49. To approve the minutes of the Planning & Environment committee meeting 3<sup>rd</sup> July 2023

One typographical mistake was pointed out on page 47.

**RESOLVED: That the minutes of the Planning & Environment Committee meeting on the 3<sup>rd</sup> July 2023 are approved subject to the amendment of the typographical error on page 47. (NC)**

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

The Deputy Clerk drew the members attention to the inaccurate road signs, which continue to direct traffic going to Macclesfield down London Road North through Poynton, despite the opening of the new route along the Poynton Relief Road. Jacobs have replied advising that it was not in their remit as it was in Stockport and has passed it on to his counterpart.

Regarding the application (ref. 20/5724M) at Sprink Farm, off Dickens Lane, the Chairman asked if the CCSO's could check that work on two additional houses has not started without planning permission. Also, the public footpath across the new estate towards Wards End (footpath 33) is closed, could this be raised with the Footpaths Officer.

**RESOLVED: That the action log for 2023-2024 is received and the CCSO team are asked to check that work has not started on the two further houses at Sprink Farm without planning permission and to check with the Footpaths Officer why the path towards Wards End is closed (NC)**

51. To receive and consider the appeal APP/RO660/D//23/3319688 for:

Application: 23/0500M

Location: 9, Derbyshire Road, Poynton SK12 1TZ

Proposal: Prior approval of an additional storey to a maximum height of 8.62M

**RESOLVED: That the Town Council reply reiterating the Town Council's comments submitted on 23/0500M (NC)**

52. To receive and consider a report from the Clerk on Poynton Pool

This item was discussed at the Town Council meeting.

The Chair attended a meeting with Cllrs Ms Whitaker and Mrs Saunders, the Friends of Poynton Pool and various officers from Cheshire East and two Cheshire East Councillors, Cllrs Goldsmith and Mannion. Cheshire East and Jacobs Flood Risk Engineer asserted that the works were necessary to reduce the risk of the dam overtopping potentially causing serious flooding downstream. Town Council speakers thought this exaggerated the risk, as there is evidence that the area of land which drains into the Pool is smaller than assumed by Cheshire East. The Town Council have consulted their own two experts on the matter and are awaiting their reports.

**RESOLVED: That the update from the Chair on Poynton Pool is received (NC)**

53. To note the decision made under SO51 by this committee

- To finalise the objection wording for 17 Park Lane Poynton 23/2376M

**RESOLVED: That the decision made under SO51 to finalise the objection wording for 23/2376M by this committee is noted (1abs)**

54. To receive and consider the email from Emma Hood, Senior Arboricultural Officer at Cheshire East regarding them not consulting with Poynton Town Council on TPO trees on their land.

The Deputy Clerk advised that this item was on the action log. The Chairman explained that Cheshire East had agreed to an application for work on trees on our land, the Inclines. Cheshire East say they cannot commit to formally consulting with Poynton Town Council on all Tree Work Applications, but they will send a weekly list of applications for tree works to the Town Council.

**RESOLVED: That the email from Emma Hood, Senior Arboricultural Officer at Cheshire East is received. That the weekly tree work list is monitored by the Clerk (NC)**

55. To receive and consider the email reply from the trees team at Cheshire East explaining why they did not consider the trees on Towers Road and several areas of woodland near Middlewood Road & Anson Road arboriculturally significant.

The Chair suggested that the Town Council reply advising that the trees look to be in excellent health and excellent candidates for protection. The oak tree on Towers Road particularly looks like it will live for several 100 years more. Have they been to look at the trees? Poynton Town Council will gladly attend a joint site visit.

**RESOLVED: That the Town Council reply to the trees team advising that the trees look to be in excellent health and excellent candidates for protection. The oak tree on Towers Road particularly looks like it will live for several 100 years more. Have they been to look at the trees in situ? If not, Poynton Town Councillors will gladly attend a joint site visit. (NC)**

56. To receive and consider an email from Pam Hendrickson, Cheshire East Housing Policy Officer in response to suggesting Vernon Infant School as a possible site appropriate for commuted sum funding to develop additional affordable housing.

The members considered the email and discussed recent correspondence received on the same matter from other Cheshire East departments that may have crossed with this. The Chair recommended that the Town Council reply and forward the other correspondence the Town Council has received from other departments of Cheshire East on the matter. The Town Council will ask for confirmation that the Section 77 form has been submitted.

**RESOLVED: That the Town Council reply and forward the other correspondence the Town Council has received from other departments of Cheshire East on the matter and confirm that the Section 77 form has been submitted (NC)**

57. To note the response from the Trees Team at Cheshire East regarding the Beech Tree at 36/38 Coppice Road.

**RESOLVED: That the Town Council replies supporting the TPO on the Beech Tree at 36/38 Coppice Road (NC)**

58. To receive and consider the application 23/1110T work to TPO tree on Lady's Incline at 16 Hardwicke Road, Poynton.

The members discussed the application. Poynton Town Council's Arboriculturist has reviewed the tree and feels it is a reasonable application.

**RESOLVED: That the application 23/1110T work on a TPO tree on Lady's incline is received and that no action is taken at this time (NC)**

59. Planning Applications received for consideration.

**Application No: 23/0969M**

Location: 70 Vernon Road, Poynton, SK12 1YR

Proposal: Single storey side extension.

**RECOMMENDATION: Poynton Town Council notes the revised plans have reduced the scale of the proposed extension at 70 Vernon Road and it is now proposed to replace the existing car port and garage with a single-storey extension. This addresses issues of loss of light to the next-door property, although we note that the neighbours at 68 Vernon Road have concerns regarding the proposed side window, which is opposite the side door to that house and is retained in the revised plans. 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). (N/C)

**Application No: 23/2387M**

Location: Red Legg Farm, Green Lane, Poynton SK12 1TJ

Proposal: Erection of greenhouse, polytunnel and potting shed associated with the use of the land for horticultural purposes, together with associated landscaping and access.

**RECOMMENDATION: Poynton Town Council has no objection in principle to the change of agricultural use from pastoral land to a fruit farm but are concerned at the proposals for a polytunnel and other new buildings and a retail facility on the site.**

**The Town Council urges the Cheshire East Planning Officer to review these proposals to ensure they are compatible with the status of the site**

as part of the Green Belt, the Macclesfield Canal Conservation Area (MCCA), the Peak District National Park Fringe landscape area and an ecological network restoration area. The application should be approved only if compliant with the following policies:

- Cheshire East Local Plan: MP1 (Presumption in favour of sustainable development), PG3 (Green Belt), SE1 (Design), SD1 (Sustainable Development), SD2 (Sustainable Development Principles), SE1 (Design), SE2 (Efficient use of land), SE6 (Trees, hedgerows and woodlands), SE13 (Flood Risk and Water Management) and CO1 (Sustainable travel and transport).

- Site Allocations and Development Policies Document (SADPD): Policy GEN1 (Design Principles), HER 3 (Conservation areas), ENV 3 (Landscape character), ENV5 (Landscaping), ENV6 (Trees, hedgerows and woodland), ENV 15 (New development and existing uses) and RUR 1 (New buildings for agriculture and forestry).

- Poynton Neighbourhood Plan: Policies EGB2 (Surface Water Management), EGB4 (Natural and Historic Environment) and EGB8 (Protection of rural landscape)

Conservation Area – The site forms part of the Macclesfield Canal Conservation Area, where SADPD Policy HER3 (Conservation Areas) requires that:

“Development ... must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Proposals should take account of the established townscape and landscape character of the area and its wider setting.”

Access: Access to the site is along a private road off Green Lane, this road is also Public Footpath 24. The road is single track with no passing places and has several blind bends. The application should be reviewed by both the Highways Officer and the Public Rights of Way Officer to ensure that the proposed access and parking arrangements are safe for people using the footpath and comply with Local Plan policy CO1 (Sustainable travel and transport).

Inadequate Visibility: The junction of the access road with Carleton Road is poor and is also close to the junction with Green Lane.

Increased traffic in this area should be avoided.

Inadequate Service Provision – there may be inadequate provision for service vehicles to load and unload, resulting in a threat to highway safety.

Landscape - The development, especially the proposed polytunnel, should be appraised to ensure compliance with 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” and also Poynton Neighbourhood Plan Policy EGB8 (Protection of rural landscape) and SADPD Policy ENV5 (Landscaping)

Landscape Character: As part of the Peak Fringe, all proposals must comply with SADPD Policy ENV 3 (Landscape character), which states: “Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.”



**Forestry:** The site includes a number of trees. The Cheshire East Trees Officer should review the plans to ensure compliance with Local Plan Policy SE6 (Trees, hedgerows and woodlands) and SADPD Policy ENV6 (Trees, hedgerows and woodland implementation).

**Coal Mining -** The site is in an area of former coal mines and shallow workings. There is a risk of old mine workings at or near the surface. A full Coal Mining risk assessment should be supplied.

**Flood Risk -** The new buildings may lead to increased run-off of rainwater. Water from this area drains into the Park Lane Stream that runs through the centre of Poynton and caused serious flooding in July 2019. The Cheshire East Flood Risk Team should be asked to comment on the application and confirm compliance with Local Plan Policy SE13 (Flood Risk and Water Management), SADPD Policy ENV 16 (Surface water management and flood risk) and Poynton Neighbourhood Plan Policy EGB2 (Surface Water Management).

**Pipeline:** The oil pipeline is adjacent to the southern border of the site – the exact location should be confirmed with the operator to ensure there is no risk to the pipeline.

**Utilities:** Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents experience frequent electricity cuts, while residents of Coppice Road have complained of sewage backing up into their houses. Both the electricity and sewer infrastructure are old and struggle to cope with increased development.

**Canal & Riverside Trust comments:** The Town Council supports the comments made and encourages Cheshire East to take them into account (1 abs)

**Application No: 23/2437M**

Location: 42 Brookfield Avenue, Poynton SK12 1HZ

Proposal: Proposed ground floor single storey extension to the rear of the property and minor alterations to side elevation

**RECOMMENDATION: No objection but would suggest that the new window in the side elevation should be glazed in obscured glass. (NC)**

**Application No: 23/2490M**

Location: Hopley Mount, Coppice Road SK12 1 SL

Proposal: Installation of raised deck to extend existing patio over garden bed plus removal of kitchen window and replacement with a double patio door of the same width

**RECOMMENDATION: No objection (NC)**

**Application No: 23/2652M**

Location: 70, Clifford Road Poynton SK12 1JA

Proposal: Side and Rear Extension

**RECOMMENDATION: No objection (NC)**

**Application No: 23/2581M**

Location: 113 Coppice Road, Poynton, SK12 1SN

Proposal: Proposed single storey side extension

**RECOMMENDATION: No objection (NC)**

60. Communication Messages

**RESOLVED: That the following communication messages should be published:**

**23/2387M     Red Legg Farm**  
**23/2606M     9-11 Park Lane: (NC)**

Meeting end time: 21.30pm

Chair .....

Dated.....