

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 8th January 2024 AT THE CIVIC HALL

PRESENT

Chair: Cllr L A Clarke

Councillors: Cllrs M Beanland, K Booth, L Podmore, Tim Swatridge

Officers in attendance: Kate McDowell Deputy Clerk, Haf Barlow Town Clerk

175. 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.

176. Questions from members of the public

There was a member of the public present regarding a planning enforcement issue on his property. He stated there had been a change to the infill boundary in his garden due to the SADPD and was unclear what he needed to apply for in a retrospective planning application. The Clerk confirmed that the issue was under investigation by Cheshire East and their enforcement officer needed to speak to the original planning officer, but no update had been received to date.

177. Apologies for absence

Cllrs S Lees, Mrs J Saunders.

178. Declarations of disclosable pecuniary or other interests

Cllr Beanland advised that as the agenda item regarding the removal of trees at Poynton Pool was being heard at the Cheshire East Strategic Planning Board, he feels that he can comment on that application as he normally would. He does not sit on that Committee. (He sits on Northern Planning) The Chair agreed Cllr Beanland could comment as a Cheshire East Councillor.

Cllr Beanland also declared the following interest for other items.

“My views are expressed on the information put before me.

I reserve judgement and the independence to make up my own mind on each separate proposals, based on my overriding duty to the whole community and not just to the people in that area, ward or parish, as and when it comes before the Committee and I hear all of the relevant information.

I will not in any way commit myself as to how I or others may vote when the proposal comes before the Committee.

I do not intend to speak and vote as a member of the Committee because I may be perceived as having pre-judged the matter or alternatively, I reserve the right to judge the matter elsewhere, so that this may be recorded in the minutes.”

179. To approve the minutes of the Planning & Environment Committee meeting held on 18th December 2023

RESOLVED: That the minutes are a true and fair summary of the Planning & Environment Committee meeting on 18th December 2023 and are received. (1Abs)

180. To receive and consider the action log for 2023-24

The outstanding actions were discussed.
The Deputy Clerk confirmed the CCSO's have advised that the missing section of the footway on Coppice Road has been reinstated.

RESOLVED: That the action log for 2023-24 is received. (NC)

181. To receive and agree the draft response to application 23/4152M The Dam Embankment of Poynton Pool Reservoir, Poynton Park, London Road North (B5092)

The report was discussed, and the amount of hard work and detail included that had gone into it and the appendices was acknowledged.
A member suggested that the report from the Cheshire Wildlife Trust is included as Appendix F.
A member further suggested that some pertinent questions/points should be in bold type.

RESOLVED: That the draft response to application 23/4152M The Dam Embankment of Poynton Pool Reservoir, Poynton Park, London Road North (B5092) is received. That the Clerk selectively puts the most important parts into bold. That an Appendix F is added to include the report from the Cheshire Wildlife Trust (NC)

182. To receive and consider the amended Annual Infrastructure Funding Statement for Community Infrastructure Levy and section 106.

The report and the figures were reviewed and the Clerk advised that there was a small amendment made to the report to include monies received by the Town Council but not yet spent. The Clerk confirmed there was a significant piece of work needed around converting Town Council owned Street Lights to solar power and the monies could be used to fund this.

RESOLVED: That the amended Annual Infrastructure Funding Statement for Community Infrastructure Levy and section 106 is received (NC)

183. To receive and consider the Strategic Planning update December 2023

The Chair advised members that Cheshire East were planning a new Local Plan. The Chair suggested that when appropriate members might consider challenging Poynton's designation as a "Key Service Centre" on the basis that Poynton now has little public transport and Cheshire East is constantly threatening to take away the bus services that remain, as well as planning to close the Household Waste Site and the Leisure Centre.

RESOLVED: That the Strategic Planning update December 2023 is received and that the Town Council look forward to commenting on consultations on the new local plan starting in the Spring. (NC)

184. To receive and consider a report on the Air Quality Monitoring results for 2023

It was noted that readings are well under the legal limit for oxides of nitrogen and that levels have dropped since the bypass opened, which is good news.

RESOLVED: That the report on the Air Quality Monitoring results for 2023 is received and that the Town Council continues to monitor levels (NC)

185. To note the response from ANSA on the new mattress disposal policy at Anson Road waste and recycling centre.

The Chair noted that ANSA had not answered the original question and suggests we respond asking again why after so many years the policy for accepting old mattresses at the Anson Road Waste and Recycling Centre in Poynton has changed.

Residents have been disposing of mattresses there for many years and the size of the tip has not reduced nor has there been an obvious increase in people wanting to dispose of a mattress.

They are concerned that the withdrawal of this service, without consultation, is one step closer towards a reduction in services which may lead to the eventual closure of the site.

RESOLVED: That the correspondence is received. The Deputy Clerk should respond asking them to answer the original question on why the policy for accepting mattresses at the Anson Road Waste and recycling site has changed (NC)

186. To receive and consider a request from Hedgehogs R US to purchase and display hedgehog road safety signs

The Deputy Clerk gave an overview of the request to purchase hedgehog crossing signs at £27 each. As well as the cost it is problematic placing these on street furniture. It was suggested that the Events Co-ordinator, could instead do a reception and social media campaign on hedgehogs in Poynton,

liaising with the local hedgehog group, hedgehogs R us and the national hedgehog watch.

RESOLVED: That the Events Co-ordinator produce a campaign on hedgehogs in Poynton, liaising with the local hedgehog group, hedgehogs R us and the national hedgehog watch. (NC)

187. To receive and consider the Cheshire East Planning appeal decision for 22/5036M Land off Coppice, Poynton. Outline planning permission with some matters reserve for election of a single detached dwelling (dormer bungalow).

Members were most concerned to find the appeal which is not only in a wood, but an area of Green Belt land, has been allowed. It seems that the inspector has deemed the site as an extension of the “village of Higher Poynton” which it is clearly not.

They were also very concerned that the appeal followed non determination by Cheshire East Council’s Planning department and that this puts the Local Planning Authority at a disadvantage from the start. A further issue was Cheshire East’s highways officer had failed to object despite the site being on an unadopted road and public footpath that has a poor junction with Coppice Road.

There is also concern that this decision will set an important and dangerous precedent which could threaten large parts of Cheshire East Green Belt Land. Members strongly urge Cheshire East Planning Department to consider whether a judicial review of the appeal decision would be appropriate and to obtain legal advice on this important matter.

RESOLVED: That the Deputy Clerk write to the Director of planning and ask them to consider a judicial review on the outcome of the appeal for 22/5036M (NC)

188. To consider the following planning applications

Application Ref: 23/4761M

Address: 73 London Road South, Poynton, SK12 1LA

Description: Single-story rear extension to comprise of brick to match existing with grey aluminium sliding doors to the rear and side, creation of roof terrace with a glass balustrade with a 1200mm height frosted glass balustrade to the North elevation. Proposed extension extends 7.9m from existing rear wall, with a maximum height of 3.2m and an eaves height of 3.2m.

RECOMMENDATION: Poynton Town Council is concerned that the proposed roof terrace on top of the extension may lead to a loss of privacy, in view of the risk of overlooking of nearby houses and their gardens, and so be unneighbourly.

The proposed development, in particular the roof terrace, may breach various national and local planning policies:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**

- Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)
- Cheshire East SADPD policies HOU 11 (Extensions and alterations) and HOU12 (Amenity)

Loss of privacy - The position of the proposed development, specifically the proposed roof terrace, in relation to adjoining residential properties and their gardens, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.

Development unneighbourly - The proposed development by virtue of its size, design and position relative to adjoining properties, particularly the proposed roof terrace, would be unduly dominant and lead to overlooking, to the detriment of the residential amenities of the occupiers of those properties. (1Abs)

189. Communication Messages

Poynton Pool application response has been approved and submitted.

Meeting end time: 08.40PM

Chair

Dated.....