

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 29th JANUARY 2024 AT THE CIVIC HALL

PRESENT

Chair: Cllr L A Clarke,

Cllrs: M Beanland, K Booth, Tim Swatridge,

Cllr Hayley Whitaker was substituting for Cllr Saunders under SO52

Officers in attendance: Kate McDowell (Deputy Clerk)

190. 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.

191. Questions from members of the public

There were members of the public present regarding Lostock Hall Road and Shrigley Road North agenda items.

192. Apologies for absence

Cllrs S Lees, Mrs J Saunders

193. Declarations of disclosable pecuniary or other interests

Councillor M Beanland made the following declaration as a member of Cheshire East Council:

“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 Northern Planning 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.”

194. The Chair proposed to take the following items as the next two items of business.

Item 9) To receive and consider the email from Cllr Oakes on behalf of a resident querying proposed boundary changes around Lostock Hall Road.

and Planning application 24/100M. West View House, 4A Shrigley Road North, Poynton SK12 1TE.

RESOLVED: That agenda item 9, To receive and consider the email from Cllr Oakes on behalf of a resident querying proposed boundary changes around Lostock Hall Road and planning application 24/100M. 4A Shrigley Road North, Poynton SK12 1TE are taken as the next items of business. (NC)

195. To receive and consider the email from Cllr Oakes on behalf of a resident querying proposed boundary changes around Lostock Hall Road 23/0927M Land adjacent to Squirrels Chase, 33B Lostock Hall Road, SK12 1DP.

The Chair invited the member of the public to give a brief summary of the letter he submitted to the Town Council, which focuses on a letter submitted to Cheshire East by Urban Imprint, which requests to move the boundary line of the Green Belt from halfway down through the gardens of the properties to the east of Lostock Hall Road back to where the gardens border Wigwam Wood. Urban Imprint put forward various reasons why this should be done. The member of the public believes that the letter is an attempt to move the boundary line of the Green Belt outside the plot and gain planning consent via an alternative route.

A representative of Abode was present and stated he was unaware of any application to change the boundary line. Members noted that Green Belt boundaries are normally changed only as part of a new Local Plan.

The Chair suggested that the Deputy Clerk writes to the planning officer and states that "Further to the letter from Urban Imprint included in the application papers. The Town Council would like to make clear that there is no case for changing the settlement or Green Belt boundary areas and that any such changes should only be considered in very rare circumstances."

RESOLVED: That the correspondence regarding the potential request to alter the boundary/green belt on application 23/0927M is received and that the Town Council make a further submission to Cheshire East, referencing the letter from Urban Imprint. stating that in the Town Council's opinion, there is no reason to change the Green Belt boundary (1ABS)

196. Application No 24/0100M

Location: West View House, 4A Shrigley Road North, Poynton SK12 1TE
Proposal: Change of use of land to residential curtilage and construction of pergola (part retrospective)

The householder/representative from Abode was present and gave an overview of the history of the enforcement visits and the confusion over

whether planning permission is required for the land at the back of his property to be used as a garden.

RESOLVED: Poynton Town Council note that the village infill boundary for Higher Poynton, as defined in the SADPD Adopted Policies map, appears to include the area of the proposed garden. If the Planning Officer can confirm that this is correct, then we have no objection in principle to the redesignation of this piece of land for residential purposes as the garden of 4A Shrigley Road North. However, we urge that Cheshire East impose planning conditions requiring that the land be used for no purpose other than as part of the garden for the house at 4A Shrigley Road North. The pergola should be assessed according to the normal rules for such structures within a garden in a residential area. (1ABS)

197. To approve the minutes of the Planning & Environment Committee meeting held on 8th January 2024

The Chair pointed out there were no page numbers due to a technical issue and these will be added later.

RESOLVED: That the minutes are a true and fair summary of the Planning & Environment Committee meeting on 8th January 2024 and are received (1 ABS)

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

Members discussed the action log. Some issues on the action log are on the agenda for consideration.

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

199. To receive and consider an email from a resident and the response from enforcement regarding the hedging and fencing at the Copperfield's estate off Dickens Lane.

Members discussed the email from enforcement that states that Bellway Homes has confirmed to them that they have not removed any hedgerows or done any work to any existing hedgerows at the Copperfield's estate. The Chair suggested we confirm this, as it seems that a hedge may have been removed.

RESOLVED: That the CCSO team take photographs of the "missing" hedgerows for consideration at the next meeting (NC)

200. To receive and consider the email from a resident on the reconstruction of the pathway at Copperfield's estate off Dickens Lane.

The members discussed the email. The Chair advised that the Town Council are pursuing the developers regarding the width of the pathway. The Deputy

Clerk conformed that the response from enforcement was that nothing would be checked or commented on until the footpath closure notice elapses on 3rd February 2025.

RESOLVED: That the Town Council note the deadline of 3rd February 2025 for the public footpath at the Copperfield's estate to be reinstated. That the Town Council continue to watch the path and any works undertaken and take action, as necessary. (NC)

201. To receive and consider the changes to the draft Street Trading Policy from Cheshire East.

Members reviewed the document. No changes were suggested.

RESOLVED: That the draft Street Trading Policy is received. (NC)

202. To receive a verbal report from the Chair on staff parking for the children's home on Yew Tree Lane

The Chair advised that the children's home was situated at the bottom of Yew Tree Lane at a busy junction with Dickens Lane and there is a High School and a Leisure Centre sited close by.

Planning application 21/ 4794M to change the design of the parking area at 2a Yew Tree Lane to allow 4 cars to park was granted by Cheshire East but the Chair states that this seems difficult given the layout of the site and has often seen cars parked on the road.

The Chair of the FIED committee commented on an application to put double yellow lines on Yew Tree Lane and would like them extended up to the junction to avoid school busses not being able to navigate the junction.

The Chair suggested that the CCSO's are asked to take photographs of the site and report back to the Committee.

Resolved: That the CCSO's take photographs of where cars using the Children's home on Yew Tree Road are parked and refer back to this Committee. (NC)

203. To receive and note the Cheshire East Planning appeal decision on application 22/3633M, Quarnford, Towers Road, Poynton SK12 1DF.

The Chair advised that planning permission had previously been granted for 1 bungalow next to the existing bungalow. The developers then applied for 2 bungalows, Cheshire East did not make a decision, the developers appealed for "non-determination" and the inspector has allowed it.

RESOLVED: That the Town Council writes to the Chief Planning Officer advising that yet again planning appeals are being lost with planning applications not being determined by Cheshire East and applicants are appealing. The Chair believes this puts the Council at a disadvantage. (NC)

204. To consider the following planning applications

Application No: 23/4761M

Location: 73 London Road South, Poynton SK12 1LA

Proposal: Single-storey 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 has reviewed the revised plans and welcomes the removal of the roof terrace on top of the proposed extension. We urge the Planning Officer to review the revised plans to ensure that the proposed rear extension is not unneighbourly in its relationship with adjoining properties and gardens. In particular, the following points should be addressed:

1. **The proposed 7.9 metres long rear extension 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)**
2. **Development unneighbourly - The proposed development by virtue of its size, design and position relative to adjoining properties, may be unduly dominant and lead to loss of light, to the detriment of the residential amenities of the occupiers of those properties. (NC)**

Application No: 24/0123M

Location: 206 Chester Road, Poynton SK12 1HP

Proposal: 2 storey side extension and decking to rear garden.

Recommendation: Poynton Town Council note that the location plan appears to show the site boundary as close to the side of the proposed extension, and that a separate planning application, ref. 24/0122M has been submitted for a “Proposed new dwelling in the garden of 206 Chester Road.”

It is not clear from the published plans how close the proposed side extension is to the new site boundary. If there is a gap of more than 1 metre between the new side wall and the site boundary, then Poynton Town Council has no objection, subject to the two points below. However, if it is less than 1 metre then the Town Council objects on the following grounds:

- 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)

The plans should also be reviewed in light of the current planning application 24/0122M for a new dwelling in the garden of 206 Chester Road, to ensure that the proposed extension will comply with the various policies in SADPD policies HOU11 and HOU12 with regard to its relationship with the proposed new house.

The Highways Officer should be asked to review the plans and confirm that there is adequate parking space within the site. Chester Road (A5149) is a busy A road, and the site is directly opposite Tern Drive, the only vehicular access to the large “Birds estate.” There should be sufficient space available so vehicles can turn round within the site, and not have to reverse out onto Chester Road. (1ABS)

Application No: 24/0122M

Location: 206, Chester Road, Poynton, SK12 1HP

Proposal: Proposed new dwelling in the garden of 206 Chester Road

Recommendation: Poynton Town Council is unable to support this application and urges that it be rejected 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. Policy 128 (d) of the National Planning 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)”.
2. Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1 (Presumption for Sustainable Development), SD1, SD2 (Sustainable Development), SE1 (Design) and SE13 (Flood Risk) of the Cheshire East Local Plan 2017.
3. The development is also contrary to the following SADPD Policies: GEN1 (Design Principles), ENV5 (Landscaping), ENV16 (Surface water management and flood risk), HOU10 (Backland development), HOU12 (Amenity). It is also not clear that the plans comply with policy HOU13 (Residential Standards).
4. The proposed development is contrary to relevant policies of the Poynton Neighbourhood Plan 2019 as the local part of the Development Plan. As a cramped and intrusive form of

development on the western entrance into the town, the development would fail to meet the following policies of the Neighbourhood Plan: HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design) and HOU15 (backland and tandem development).

The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.

5. **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 glowworms are especially impacted by bright artificial lights.
6. **Landscaping:** No landscaping plan has been provided to date, contrary to SADPD Policy ENV5.
7. **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, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property. The proposed three-storey house, replacing an open garden, is significantly higher than nearby properties, especially 208 Chester Road which is a dormer bungalow. This is contrary to Local Plan Policies SD1, SD2, SE1 and SADPD Policies HOU 10 (Backland development) and HOU12 (Amenity), also Poynton Neighbourhood Plan policies HOU11 (Design) and HOU15 (Backland development).
8. **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.
9. **Loss of privacy.** The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking, especially from the rear, with a Juliet balcony proposed on the third floor and Warren Close.
10. **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 due to increased turning movements. Access to the site is from Chester Road (A5149), a busy A road and the main

route from Poynton to the A555 Airport Link Road. The site is directly opposite the junction with Tern Drive, which provides access to the large Birds estate and Lostock Hall Primary School.

- 11. Inadequate Visibility – The proposed access appears to have an inadequate visibility splay. The applicants have to date not provided a detailed plan showing the access to the site and need to demonstrate clear sight lines for vehicles leaving the site.**
- 12. There may not be sufficient space for turning vehicles within the site, particularly to avoid the need for cars leaving the site to reverse out onto Chester Road.**
- 13. Flood Risk - the applicants have not provided a flood report. The loss of garden area will reduce absorption of rainfall and increase run-off. The Town Council urges Cheshire East to seek the advice of their LLFA Flood Risk Team. To date, no details have been provided showing the proposed foul and surface water drainage systems. (1ABS)**

Application No: 24/0090M

Location: 64 Tulworth Road, Poynton SK12 1BL

Proposal: 9 metres long fence at 1.8 metre height running within 2 metres of Mayfair Close highway. Erection of garden shed at 2.6 metre height, to be erected within 2 metres of back garden fence. Erection of greenhouse at 3.2 metre height to be erected within 2 metres of back garden fence.

RECOMMENDATION: Poynton Town Council have the following comments and concerns regarding this application:

- 1. The application appears to be a resubmission of the previously rejected application 20/2712M. It is not clear whether the applicant has addressed all the reasons for rejection of that application. In particular, to date there does not appear to be any information posted online regarding the possible risk of flooding.**
- 2. Flooding: In July 2019, there was significant flooding on Mayfair Close, with several houses inundated by floodwater. A stream runs under London Road North, through the garden of the house next to the entrance to Mayfair Close then into a culvert. This culvert flows beneath Mayfair Close and Tulworth Road and emerges at the end of Vicarage Lane. Both ends of the culvert were sites of serious flooding in June 2016 and July 2019.**
- 3. The Environment Agency website suggests that the site is at “high risk” of surface water flooding. Policy SE13 of the Local Plan states developments must integrate measures for sustainable water management to reduce flood risk. Policy ENV16 of the SADPD states surface water runoff should be managed, and developments should not result in the loss of open watercourses, and culverts should be opened**

wherever possible. Poynton Neighbourhood Plan policy HOU7 (Environmental Considerations) requires that any development should not increase the likelihood of surface water flooding within the village.

4. The Town Council urges Cheshire East to seek the advice of their Flood Risk Team on this application, as any development that increases the risk of flooding even slightly could have serious consequences.

5. Highways Issues: The fence includes a gate providing access onto Mayfair Close. The main access to Tulworth Road is via Vicarage Lane. We would urge that a qualified Highways Inspector visits the site to ensure that installing the gate has no adverse safety consequences for other users of Mayfair Close.

6. Lack of Detail in Plans: The plans provided to date for the proposed new shed and greenhouse do not give details of the materials to be used in their construction.

7. Neighbourliness: The proposed shed at 2.6 metres / 8.5 feet high and especially the proposed greenhouse, at 9.2 metres / 10.5 feet high may be unneighbourly when sited within 2 metres of the boundary with the gardens of neighbouring houses and so be contrary to planning policies, including:

- Poynton Neighbourhood Plan: Policy HOU11 (Design)
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)
- Cheshire East SADPD policies HOU11 (Extensions and alterations – refers specifically to construction of ancillary outbuildings in residential curtilages) and HOU12 (Amenity) (1ABS)

205. The Chair proposed adding an urgent item of business on to the agenda under SO19, regarding the 391/392 bus service in Poynton.

RESOLVED: That an additional item regarding the 391/392 bus service is added to the agenda under SO19. (N/C)

206. Reduction in service on the 391/392 bus service in Poynton.

The Chair advised that it had come to the Town Council's attention that the 391/392 bus service in Poynton was going to be reduced to a 2hr service in February 2024 and this has since been confirmed by the Operator, Belle View Buses. This change would result in a loss of two buses per day.

The Town Council were not consulted of this change and only became aware through gossip and rumour.

A member advised this matter was discussed at the COPS committee meeting after receiving an email on the 19th January from the Bus Service stating that there were no changes planned. A further email received 26th

January detailed the new timetable changes. Cllr Whitaker was drafting a reply.

RESOLVED: That the Town Council invite Cheshire East and Mr Dekker of Belle Vue Buses to the Town Council for a meeting inviting other Town and Parish Councils, particularly Adlington, Bollington and Pott Shrigley, who are on the route as well to discuss the future of this service. (NC)

207. Communication messages

- After the joint meeting – promote the 391/392 bus service – use it or leave it.
- Have your say on planning application 24/0123M - 206 Chester Road, Proposed new dwelling in the garden.

Meeting end time: 20:55pm

Chair

Dated.....