

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 19TH FEBRUARY 2024 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke,

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

Officers in attendance: Haf Barlow (Town Clerk)

208. 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.

209. Questions from members of the public

Three members of the Friends of Poynton Pool Group and a resident were in attendance at the meeting.

210. Amendment to the order of the agenda

RESOLVED: That agenda items 8 and 9 are discussed after the Declarations of Disclosable Pecuniary Interests (NC)

211. Apologies for absence

Cllr J Saunders (attending Kettlethume Parish Council)

212. Declarations of disclosable pecuniary or other interests

Cllr 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 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”.

213. To receive an update from the Clerk on the Poynton Pool application including the response from Jacob's to the Town Council's planning submission.

A representative from Friends of Poynton Pool spoke regarding the removal of documents from the Planning Portal for application 23/4152M. A number of amended documents have been added to the Planning Portal, but the original documents appear to have disappeared. This makes reviewing the changes very difficult.

Concern was also raised that as the consultation is now closed, the public do not have the opportunity to comment on the new documents. The Chair asked Friends of Poynton Pool if they could provide a list of the documents which had been removed and as much information as possible. Friends of Poynton Pool agreed to supply the information.

Cllr Beanland confirmed a letter had been sent to Peter Skates and David Malcolm in relation to the planning application.

A member of the public also raised concern that the public have not had a chance to comment on some of the documents that are appearing on the planning portal.

Concerns were reiterated about Cheshire East Council being the applicant, the owner of the asset and the planning authority making the decision on the application. The highest levels of transparency and scrutiny and fairness is required.

Councillors discussed actions which could be taken by the Town Council. It was agreed that the Clerk would write to the Planning Officer, Paul Wakefield, and the Director of Planning expressing the Town Council's concerns around the deleted documents and requesting that the original versions of these documents are reinstated on the website. It would be helpful, to the public, if the documents could be annotated, or changes tracked so that it is clear what how the documents have been amended. In addition, the Town Council would request an extended period of consultation in view of these revised documents being put on the website, as well as many new documents which were not available during the initial period of consultation.

It was noted that Jacobs had submitted a formal submission to the Town Council's consultation response.

RESOLVED: That the Clerk write to Cheshire East to outline the concerns about documents being removed from the Planning Portal and to ask for an extended consultation period. That the Clerk draft a suitable response to Jacob's response to send in as a further submission to Cheshire East. (NC)

214. To receive and consider the letter from the Minister for Local Communities about the Poynton Pool planning application

The letter was read by the Chair for the benefit of members of the public.

RESOLVED: That the letter from Minister for Local Communities about the Poynton Pool planning application is received (NC)

215. To approve the minutes of the Planning & Environment Committee meeting held on 29th January 2024

RESOLVED: That the minutes are a true and fair summary of the Planning & Environment Committee meeting on 29th January 2024 and are received (NC)

216. Amendment to the order of the agenda

Following a request from a member of the public for information about the Household Waste and Recycling Centre the Chair proposed a further amendment to the order of the agenda.

RESOLVED: That agenda item 10, To receive an update from the Clerk on the closure of the Poynton Household Waste and Recycling Centre, is taken as the next matter of business. (NC)

217. To receive an update from the Clerk on the closure of the Poynton Household Waste Recycling Centre

The Clerk provided an update following the Cheshire East Corporate Policy committee meeting last week, which she attended to make representations on behalf of the Town Council. The Clerk confirmed that the budget was approved, it will now go to Full Council on the 27th February. The Household Waste and Recycling Centre will be “mothballed” and is likely to close on the 1st April 2024.

Cllr Beanland confirmed that Cheshire East Councillors would be at the next full Council Meeting in Macclesfield and would represent the Town Council.

RESOLVED: That Cllr Beanland represents the Town Council at the next Full Council meeting. (NC)

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

The Clerk provided an update. Some issues on the action log are on the agenda for consideration.

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

219. To receive and consider the Stockport Local Development Scheme

Members considered the report. The draft Plan has not yet been published.

RESOLVED: That the Stockport Local Development Plan is received (NC)

220. To receive an update from the Clerk regarding the hedging and fencing at the Copperfield's estate off Dickens Lane.

The Clerk gave an update, members considered photographs put before them.

RESOLVED: That the Town Council request that fencing is put up to protect the saplings along the site boundary with Dickens Lane. (NC)

221. To note that the planning application for the relocation of the car park at Lyme Park has been withdrawn

RESOLVED: That the withdrawal of the planning application for the relocation of the car park at Lyme Park is noted. (NC)

222. To consider the following planning application

Application No: 24/0230M

Location: 55 Pickwick Road, Poynton SK12 1LD

Proposal: Proposed single storey rear extension and associated external works.

Recommendation: No objection

Application No: 24/0320M

Location: 30 Green Lane, Poynton SK12 1TJ

Proposal: Partial demolition of existing conservatory to be replaced with a larger rear extension.

Recommendation: No objection

Application No: 24/0339M

Location: 58 Meadway, Poynton SK12 1DZ

Proposal: Proposed loft extension.

Recommendation: Poynton Town Council has some concerns regarding this application. The proposed large dormer and second-floor loft extension raises several issues. It will significantly change the appearance of the existing house, on an estate of two-storey houses, and must overshadow to some extent neighbouring gardens. There may also be issues of overlooking and possible loss of privacy.

We urge the Planning Officer to review the revised plans to ensure that the proposed loft extension is not unneighbourly in its relationship with adjoining properties and gardens. In particular, the following points should be addressed:

1. The proposed dormer window and loft 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), HOU12 (Amenity) and HOU13 (Residential 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.
 3. **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 adjoining properties by reason of overlooking.

Application No: 24/0410M

Location: 24 Park Avenue, Poynton SK12 1QY

Proposal: Demolition of existing 2 storey house. New 3 bedrooms house on existing footprint, materials to match existing streetscape.

Recommendation: Poynton Town Council are unable to support this application as it stands for the following reasons:

1. **The street scene drawings supplied by the applicant in their Design and Access Statement show clearly that the roof of the proposed new house is significantly higher than that of its neighbour at 22 Park Avenue and neighbouring houses. This will change the character of the area as most of the existing houses on Park Avenue are of broadly similar height.**
2. **It is not clear from the plans if there is a gap of at least 1 metre between the walls of the proposed new house and the site boundaries on both the east and west sides.**
3. **Despite the statement on the application form (repeated on the Cheshire East website) that the new house will be "... on [the] existing footprint," this is not strictly correct as the proposed new house occupies a significantly larger area than the existing house.**
4. **The application appears to conflict with the following planning policies:**
 - **Poynton Neighbourhood Plan: Policies HOU8 (Density and Site Coverage) and HOU11 (Design)**
 - **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
 - **Cheshire East SADPD policies HOU12 (Amenity) and HOU13 (Residential standards)**
5. **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 roof

of the proposed new house, replacing a smaller existing dwelling, is significantly higher than nearby houses, especially 22 Park Avenue.

6. **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.
7. **Highways Issues:** Whilst Park Avenue is a one-way street, it has problems of congestion and car parking, which will only worsen due to Cheshire East's recent decision to impose charges on the nearby Civic Hall car park. The road is also used by many pedestrians to access the Medical Centre, Library and Civic Hall.
8. **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. It is also not confirmed that there are sufficient parking spaces available within the site.**
9. **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 Park Avenue.**
10. **The existing house is not a listed building but does have character and its loss may be seen as regrettable.**

Application No: 24/0462M

Location: 217 Park Lane, Poynton SK12 1RH

Proposal: Single storey rear extension

Recommendation: No objection

Application No: 24/0505M

Location: Kennerley, Woodford Road, Poynton, SK12 1ED

Proposal: Two storey side and single storey rear extensions

Recommendation: Poynton Town Council cannot support this application as it stands. The proposed two-storey side extension will be very close to the site boundary. It must have the effect of reducing light to the next-door house, "Westfield," especially to the side windows but also more generally. The proposed 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), HOU12 (Amenity) and HOU13 (Residential Amenity)**

The amenity standards in Poynton Neighbourhood Plan and the SADPD both suggest that extensions should normally be at least 1 metre from the site boundary.

The proposed side and rear extensions may also exceed the limitations on extensions in the open countryside and Green Belt as set out in SADPD Policy RUR11 (Extensions and alterations to buildings outside of settlement boundaries).

Application No: 24/0555M

Location: 2, Wigwam Close, Poynton, SK12 1XF

Proposal: Rear extensions, formation of semi covered car port to front elevation and alteration of roofscape to add dormers to front and rear, and first floor extension to rear.

Recommendation: Poynton Town Council urge the Planning Officer to visit the site and review the revised plans to ensure that the proposed extensions and balcony are not unneighbourly in their relationship with adjoining properties and gardens and address the issues below:

1. In particular, the plans should comply with the following 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), HOU12 (Amenity) and HOU13 (Residential Standards)**

2. The majority of the garden is covered by a Tree Preservation Order. The foundations of the rear extension will be close to the roots of protected trees and there is a risk of damage by contractor's plant and machinery. The applicants have not to date supplied an Arboricultural Report.

The Town Council urges that the Cheshire East Trees Officer is consulted on this application to ensure compliance with SADPD Policy ENV6 (Trees, hedgerows and woodland).

3. The Environment Agency Flood Risk service reports that this area is classed as "High Risk" for surface water flooding and "Medium Risk" for flooding from rivers. Increased rainwater run-off from the proposed new roofs may be a concern. Poynton Brook, a main river, flows close to the site. Cheshire East should consult with the Flood Risk Officer regarding this application, to ensure compliance with Cheshire East Local Plan Policy SE13 (Flood Risk and Water Management) and SADPD Policy ENV16 (Surface water management and flood risk).

Application No: 23/2435M

Location: 50 Oak Grove, Poynton, SK12 1AE

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

Recommendation: Poynton Town Council notes the revised plans but reiterates our previous comments on this application and also the previous application 22/3509M.

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.”

The Town Council urges that any fence should be sited inside the hedge rather outside it. We are also concerned at the precedent of allowing a private gate opening onto council owned land and urge that the views of the Highways Department be obtained.

223. Communication Messages

Household Waste and Recycling Centre

RESOLVED: That the above communication messages are agreed (NC)

224. To include two urgent items to the agenda.

The Chair proposed adding planning application 24/0090M 64 Tulworth Road, Poynton and the Cheshire East consultation on Planning Local Validation Checklists to the agenda under SO19 urgent items. The planning application is urgent as the Flood Risk Officer has made an error in his submission and the application will be decided before the next meeting. The consultation deadline for Planning Local Validation Checklists will close before the next meeting.

RESOLVED: That the above items are added to the agenda under Standing Order 19 (NC)

225. Planning application 24/0090M. 64 Tulworth Road, Poynton

The report submitted by the Flood Risk Officer states that he will not comment on the application as it is not within 8m of an ordinary watercourse. However, a watercourse runs through the site and a similar earlier application was refused because of the flood risk.

RESOLVED: That the Clerk writes to the Planning Officer and the Flood Investigation Team highlighting the error in the report and asking the Flood Risk Officer to review his comments (NC)

226. Cheshire East consultation on Planning Local Validation Checklist.

The Chair advised that the Validation Checklist is submitted with a planning application. The committee had noticed an increase in planning applications accepted by Cheshire East that do not properly show site boundaries and the relationship of an application to site boundaries and neighbouring properties. A member pointed out that those drawings of existing buildings and the proposed modifications need to be of the same scale.

RESOLVED: That any drawing submitted should be the same scale (for example the proposed and existing drawings), showing clearly the proposals outlined. Some

drawings submitted lack clarity when they are uploaded. The site boundary to neighbouring properties should be clearly shown and the distance between the proposed development and the site boundary should be explicit. Where there is a proposal to raise the height of a building, there should always be a street scene drawing showing the impact on the proposed development on the street scene including neighbouring properties. (NC)

Meeting end time: 9.05pm

Chair

Dated.....