

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 8<sup>th</sup> April 2024 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke,

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

Officers in attendance: Kate McDowell (Deputy Clerk)

246. 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.

247. Questions from members of the public

No members of the public present

248. Apologies for absence

No apologies for absence

249. Declarations of disclosable pecuniary or other interests

Cllr Beanland made the following declaration as a member of Cheshire East Council's Northern Planning Committee:

"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".

250. To approve the minutes of the Planning & Environment Committee meeting held on 11<sup>th</sup> March 2024

Two typing errors were noted and corrected.

**RESOLVED: That with the above amendments, the minutes are a true and fair summary of the Planning & Environment Committee meeting on 11<sup>th</sup> March 2024 and are received (NC)**

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

Members considered the action log. Regarding the Neighbourhood Plan, the Deputy Clerk confirmed this matter would be discussed at the next meeting. Update regarding Tulworth Road application; the applicants now need to provide land drainage details as part of the works.

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

252. To receive and consider the appeal decision for a detached house, 22/1222M, Mill Hill Hollow, Poynton SK12 1EJ

The rejection of an application in the Green Belt on appeal was noted.

**RESOLVED: That the rejected appeal decision for 22/1222M, Mill Hill Hollow, Poynton SK12 1EJ is received. (NC)**

253. To receive and consider the Cheshire East Developer Contributions Supplementary Planning Document: Adoption Statement.

**RESOLVED: That the Cheshire East Developer Contributions Supplementary Planning Document: Adoption Statement is received (NC)**

254. To receive and consider the Cheshire East Environmental Protection Supplementary Planning Document: Adoption Statement

**RESOLVED: That the Cheshire East Environmental Protection Supplementary Planning Document: Adoption Statement is received (NC)**

255. To receive and consider the email from Paul Wakefield, Planning Team Leader at Cheshire East regarding the superseded documents removed from the 23/4152M Poynton Pool planning application on the website

The contents were noted. Mr Wakefield stated that, although it is Cheshire East's normal practice to remove superseded plans and documents from the planning website, in this case he has now restored them onto the system.

**RESOLVED: That the email from Paul Wakefield, Planning Team Leader at Cheshire East stating that it is normal practice for superseded documents to be removed from the website to avoid confusion is received. (NC)**

256. To consider if any decisions need to be made prior to the Strategic Planning meeting on 24<sup>th</sup> April 2024, where the suggested work at Poynton Pool will be discussed and to appoint a Councillor to speak at the meeting.

The Chair took the opportunity to remind members that on the 18<sup>th</sup> April there is a meeting with the Friends of Poynton Pool at Poynton Royal British Legion. The Chair suggested the Clerk send details to all Councillors urging them to attend and to publicise the meeting on the Town Council website. The Committee also appointed Cllr L Clarke to attend and speak at the Strategic Planning meeting on the 24<sup>th</sup> April 2024 on behalf of Poynton Town Council.

**RESOLVED: That Cllr Laurence Clarke is appointed to attend the Strategic Planning Meeting on the 24<sup>th</sup> April 2024 and speak on the Poynton Pool planning application on behalf of the Town Council. (1ABS)**

257. To receive and consider a verbal report from the Chair on the Waste and Recycling Sites and the informal meeting held with some members of Cheshire East.

The meeting was organised, on 25<sup>th</sup> March, at Prestbury Garden Centre. The meeting was attended by the Chair and several Councillors from surrounding towns and villages as well as the Deputy Leader of Cheshire East Council.

Opposition and concerns regarding the proposed closure or “mothballing” of the Poynton and Bollington Waste and Recycling sites and how this could be averted were discussed. The Deputy Leader of Cheshire East advised that closure of the sites in Poynton, Middlewich and Bollington would save Cheshire East Council an estimated £263,000 in 2024/25. The sites were due to be closed on April 1<sup>st</sup> but this has now been changed and they will remain open for another 2-3 months.

Financial support from Town and Parish Councils might prevent closure. However there will need to be more financial information regarding the income and expenditure of the Poynton and Bollington sites forthcoming for this to be considered. A neighbouring Councillor will ask for this information and confirmed there will be a public consultation on the future of the waste and recycling centres over 6 weeks from the middle of April to the end of May 2024.

The Chair confirmed he had drafted and sent a list of questions to all participants on the 27<sup>th</sup> March 2024 and to date has not had a reply.

A neighbouring Councillor suggested Poynton Town Council, the largest local council, should convene a meeting of all the Town and Parish Councils in the affected area.

A meeting with the contractors Martins, who run the centres, was suggested, with Cheshire East staff also present.

**RESOLVED: That the verbal report from the Chair on the Waste and Recycling Sites and the informal meeting held with some members of Cheshire East is received (NC)**

**RESOLVED: That Cllr Clarke acts as the Poynton Town Council representative at any future meetings organised at/by Prestbury Garden**

**Centre on the understanding that any decisions must be approved by the Town Council or the Planning & Environment Committee. (NC)**

**RESOLVED: To press Cheshire East Cllr Mick Warren and Mr Shuttleworth for a meeting to discuss the future of the Poynton and Bollington waste recycling centres (NC)**

**RESOLVED: Poynton Town Council submits Cllr Clarke's unanswered questions to Cheshire East as a Freedom of Information request and also asks the costs of any past or future consultations on the matter. (N/C)**

**RESOLVED: Poynton Town Council publicise any consultation and urges that all seven existing sites are retained. (NC)**

258. To consider the following planning application

Planning applications received for consideration:

Application No: 24/0888M

Location: Trading Post, Lyme Road, Poynton SK12 1TH

Proposal: Change of Use from Class E (retail/coffee shop) to sui generis to enable serving of hot takeaway food, including locating of a purpose build/converted horse trailer (catering trailer) on premises.

**RECOMMENDATION: Poynton Town Council have no objection in principle to this development, providing the planning officer confirms that the proposal is compatible with the status of the site as part of the Green Belt and Macclesfield Canal Conservation Area.**

**The application must also comply with SADPD Policy RET 5: Restaurants, cafés, pubs and hot food takeaways.**

**The Highways Officer should be asked to comment on the possible traffic and parking implications.**

**The Town Council urges that the proposed opening hours of 0900 to 1700 and the avoidance of deep-fried food are both included in the planning conditions. (N/C)**

Application No: 24/0965M

Location: High Lands, Towers Road, Poynton, SK12 1DF

Proposal: Erection of single storey side extension to form double garage and conversion of existing garage to form double garage and conversion of existing garage to form additional habitable accommodation.

**RECOMMENDATION: No Objection, providing the planning officer is satisfied that the proposed extension complies with SADPD Policy RUR11 (Extensions and alterations to buildings outside of settlement boundaries). (NC)**

Application No: 24/0993M

Location: 50 Dickens Lane, Poynton SK12 1NN

Proposal: Single storey rear extension

**RECOMMENDATION:** No Objection

Application No: 24/1183M

Location: 217, Dickens Lane, Poynton, SK12 1SS

Proposal: Prior approval of single storey rear extension to enlarge existing bedroom, extending 5.00m beyond the rear wall, maximum height of 3.97m and eaves height of 2.30m.

**RECOMMENDATION:** No Objection

Application No: 24/1077M

Location: 3 Paddock Chase, Poynton, SK12 1XR

Proposal: Certificate of proposed lawfulness for a ground floor extension to the kitchen to create a sunroom and does not constitute a change of use.

**RECOMMENDATION:** No Objection, providing the planning officer is satisfied that the proposed extension complies with the rules of the Certificate of proposed lawfulness scheme.

#### 259. Communication Messages

- The response from Paul Wakefield, Planning Team Leader at Cheshire East stating that it is normal practice for superseded documents to be removed from the website to avoid confusion to be summarised for Facebook.
- Poynton Pool public meeting on 18th April.
- Waste site consultation (when it happens).

**RECOMMENDATION:** That the communication messages noted above are approved (N/C)

Meeting end time: 8:30PM

Chair .....

Dated.....