

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 13th May 2024 AT THE CIVIC HALL

PRESENT:

Chair: Cllr Lee Podmore

Cllrs: M Beanland, K Booth, S Lees, J Saunders, T Swatridge

Officers in attendance: Kate McDowell (Deputy Clerk)

260. 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.

261. Questions from members of the public

There were members of the public present to discuss planning applications.
Application No: 24/1379M 2, Lakeside Drive, Poynton SK12 1BR

Application No:24/1332M 51. Anglesey Drive, Poynton SK12 1BU

The Chair proposed an amendment to the order of business to consider these matters.

RESOLVED: That the order of business is amended to discuss 24/1379M & 24/1332M after agenda item 5 (NC)

262. Apologies for absence

Cllr L Clarke

263. Declarations of disclosable pecuniary or other interests

Cllr Beanland declared a disclosable pecuniary interest in planning application 24/1420M being a member of the Royal British Legion and will leave the meeting when this application is discussed.

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.”

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

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

265. Application No: 24/1379M 2, Lakeside Drive, Poynton SK12 1BR
Proposal: replacement of existing dwelling (resubmission of 23/2875M)

A member of the public outlined their objection regarding this application and impact of this development on the neighbouring house and garden.

RECOMMENDATION: Poynton Town Council notes that the current application seeks to address some of the issues raised regarding the rejected application 23/2875M. However, concerns remain regarding the increased footprint and visual impact of the proposed new dwelling on neighbouring houses causing overshadowing and loss of light, especially to 30 South Park Drive. The proposed new house is significantly larger than the existing dwelling. The new upstairs windows may also cause overlooking and loss of privacy.

1. 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 HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 (Extensions) and HOU14.
- Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards).

2. 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.

3. Development Unneighbourly - The proposed replacement house, 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.

4. The Highways Officer should be asked to confirm that there will be sufficient parking spaces within the curtilage of the new property. Lakeside Drive is narrow and on-street parking should be avoided.

5. HOU12 of SADPD Amenity - The proposal would be overbearing and have a dominating effect. (1 ABS)

266. Application No: 24/1332M. 51 Anglesey Drive, Poynton SK12 1BU
Proposal: Certificate of proposed lawful use for construction of a proposed outbuilding incidental to the enjoyment of the dwelling house.

A member of the public spoke of their concerns regarding this application amongst which were that there was concern that the outbuilding would be used as a residence.

RECOMENDATION: Poynton Town Council has a number of serious concerns regarding this application, which must be addressed by the Planning Department. If these cannot be resolved, then the application should be rejected:

1. The Planning Officer should ensure that it complies with all the requirements of the General Permitted Development Order 2015 (GPDO), Schedule 2, part 1, Class E (Outbuildings). If not, a full planning application should be required.

‘2, The plans as submitted include no details of surface water drainage. As the proposed outbuilding covers an area of more than 35 square metres, a significant amount of rain will fall on the flat roof. It is not clear how this will be collected and safely disposed of.

‘3, Rainwater must not be discharged into neighbouring gardens, as this would be antisocial and could cause flooding. Poynton Neighbourhood Plan Policy HOU7 requires that housing development within a village should not increase the likelihood of surface water flooding’.

‘4. The size and location of the proposed outbuilding suggests that it may be contrary to Cheshire East’s Site Allocations and Development Policies Document (SADPD) policy HOU11 - Extensions and alterations. This policy refers specifically to the construction of ancillary outbuildings in residential curtilages. These should:

- **be in keeping with the scale, character and appearance of their surroundings and the local area and be subordinate to the existing dwelling.**
- **not have a significant adverse impact on the amenity of nearby occupiers or the future occupiers of the dwelling; and**
- **include suitable provision for access and parking in a way that does not detract from the character and appearance of the area.**

‘5. The application also appears to be contrary to SADPD Policy HOU 12 – Amenity. This requires that development proposals must not unacceptably harm the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of those properties.
Cheshire East Local Plan

‘6. Similarly, the development may not comply with Local Plan Policy SD2, which requires that *“All development will be expected to: ... Contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness in terms of ... Relationship to neighbouring properties, street scene and the wider neighbourhood”*.

‘7. The General Permitted Development Order 2015 (GPDO), Schedule 2, part 1, Class E (Outbuildings) requires that the height of a proposed outbuilding cannot exceed 2.5 metres (8.2 feet) if it is located within 2 metres of the boundary of the curtilage of the dwelling house. However, because Anglesey Drive slopes upwards at this point, 51 Anglesey Drive is on higher land than its neighbour at number 49. As the proposed outbuilding is on the site boundary, its height as seen from 49 Anglesey Drive will exceed the limit of 2.5 metres.

‘8. HOU12 of SADPD Amenity - The proposal would be overbearing and have a dominating effect.

‘9. There are two well established beech hedges at the rear boundary of the property, we would suggest that an Arborist is consulted to ensure they are not damaged during the construction. (1 ABS)

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

Members considered outstanding actions and asked that those outstanding be chased. The Deputy Clerk advised members, regarding the car park, Waitrose had declined to paint the short stay area a different colour and the white lines will be painted on the 15th May 2024.

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

268. To note the letter from David Malcom, Head of planning at Cheshire East Council regarding the Neighbourhood Community & Infrastructure Level (CIL) payments and returns

The letter was discussed and noted.

RESOLVED: That the letter from David Malcom, Head of planning at Cheshire East Council regarding the Neighbourhood Community & Infrastructure Level (CIL) payments and returns is noted (NC)

269. To receive and consider the Cheshire East public consultation for the new local plan and to consider the email from Councillor Clarke on issues and the list of new houses.

Members reviewed Cllr Clarkes report and commended him on the report. The Chair proposed that the report is formatted and an extra column is added to state if the houses have been built and suggested the CCSO’s take photos of new houses to confirm completion.

RESOLVED: That Cllr Clarke's report is received and that the following questions are raised with Cheshire East

1. What is the starting dates for planning consents for dwellings to be included as part of any Local Plan allocation?
2. Is this the date of registration, or date of approval (often significantly later)?
3. In the current local plan, "Poynton" is not coterminous with the parish of Poynton with Worth – it does not include Higher Poynton but does include the adjacent Hope Green area of the parish of Adlington. Will the new Local Plan have a similar arrangement?
4. If the answer is "yes," we need a detailed map of the boundaries of "Poynton" and "Higher Poynton."

That the report is formatted and an extra column is added to state if the houses have been built and suggested the CCSO's take photos of new houses to confirm completion. (NC)

270. To receive an update from a Cheshire East Councillor on the Poynton Pool planning application and note a letter sent by Richard Buxton Solicitor on behalf of Friends of Poynton Pool to Cheshire East's Strategic Planning Board

Members noted that the Solicitors letter was written before the planning meeting which resulted in deferment of the application.

RESOLVED: That the letter sent by Richard Buxton Solicitor on behalf of Friends of Poynton Pool to Cheshire East's Strategic Planning Board is noted (NC)

271. To receive and consider the request from Friends of Poynton Pool that the Town Council employs an arborist to make representations to the Cheshire East/Poynton Pool flood assessment review process

Members considered the request and if it would add any value as similar work has already been carried out by Cheshire East. It was assumed the report was requested to add weight to the Friends of Poynton Pools argument.

RESOLVED: That the Town Council go back to Friends of Poynton Pool asking for a fully costed proposal from an Arborist before fees can be considered. (NC)

272. To receive and consider a report from Cllr Clarke on the CEC draft Air Quality Strategy.

Members considered the report.

RESOLVED:

- 1) That Poynton Town Council respond to the consultation on Air Quality Strategy

- 2) That the Town Council broadly welcomes the revised Strategy but is concerned that Cheshire East are currently pursuing numerous policies that will have the direct effect of increasing road traffic and so damaging air quality. If they wish to protect air quality, these policies should be withdrawn.
- 3) The provision of diffusion tubes, with only one in Poynton, plus a single particulate matter measuring device across the whole of Cheshire East, and no monitoring of other dangerous pollutants, raises concerns that air monitoring data may be inadequate and lead to complacency and under reporting of pollution. (NC)

273. To receive and consider a report from Cllr Clarke on the CEC Carbon Neutrality Action Plan

Members considered the report.

RESOLVED:

- 1) That Poynton Town Council respond to the consultation on the Carbon Neutrality Action Plan (replying via email).
- 2) That the Town Council broadly welcomes the Action Plan but is concerned that Cheshire East are currently pursuing numerous policies that will have the direct effect of increasing road traffic and urbanisation so increasing carbon emissions. If they wish to achieve “net zero,” these policies should be withdrawn.
- 3) To cite the examples above as policies that should be changed as a contribution to achieving carbon neutrality. (NC)

274. To receive and consider a report from Cllr Clarke on the CEC statement of Licensing Policy

Members considered the report.

RESOLVED:

- 1) That Poynton Town Council respond to the consultation on the revised Statement of Licensing Policy.
- 2) That the Town Council support the revised wording but propose that the Policy be amended to include a specific ban on licensed venues displaying advertising material on buildings and street furniture without the consent of the owner. Breach of this policy may lead to a licence being removed. (N/C)

275. To receive and consider the work carried out on the closed footpath through the Copperfield Development

Chicane barriers have been installed as the path was very steep and slippery.

RESOLVED: That the email confirming the addition of chicanes on the steep (currently closed) footpath at the Copperfield's development is noted and received. (NC)

276. To receive and consider a verbal report from the Chair on the Waste and Recycling sites and the meeting held with Tom Shuttleworth on the 9th May over teams and the HWRC Consultation.

A member read from a summary from the meeting prepared by the Clerk. In order to achieve savings for 2023/2024 of £263,000, the sites at Bollington, Poynton and Middlewich will be closed on a temporary basis on April 1st, 2024. This had been postponed while Cheshire East look at implementing mitigation measures for the closure including trial mobile, HWRC and increased opening hours.

The Consultation has now started in relation to the permanent solution which will close on 16th June 2024. The emergency closure of the sites will not take place until after the closure of the consultation.

Further decisions will be made after the consultation.

RESOLVED: That the report is received and that Mr Shuttleworth is asked why they cannot contract with Martins directly regarding the provision of HWRC instead of going through ANSA who then contract out to Martins as this would surely cut costs (NC)

277. To note the Household Waste consultation and agree to its publication on the Town Council's website and social media

RESOLVED: That the Household Waste consultation is noted. That the Town Council agrees to its publication on the Town Council's website and social media (NC)

278. To receive and consider the letter from Liam Sheanon at the Independent Networks Cooperative Association regarding the requirement for new telegraph poles.

Members considered the letter. The Deputy Clerk confirmed that the briefing note provides answers to potential concerns and background information which would prove helpful in explaining situations with residents in the community, should they arise.

RESOLVED: That the letter from Liam Sheanon at the Independent Networks Cooperative Association regarding the requirement for new telegraph poles is received. (NC)

279. To note the response from Enforcement on 24/00260E Coppice Road, SK12 1SW

The damaged land drain and the land it runs from is not in ownership or connected to the development at Coppice Road. The owner of the field will be contacted and asked to make the necessary repairs.

RESOLVED: That the response from Enforcement on 24/00260E is received (NC)

280. To note the decisions taken under SO51 by this committee since the last meeting.

- a) That the Clerk contacts Cheshire East Enforcement in relation to the works currently being undertaken at the Farmers Arms as a possible breach of planning

A member had pointed out that the permanent changes that have taken place has resulted in loss of a number of car parking spaces, since the original planning permission was granted. The previous temporary "tent" structure removed all spaces and this new work should not be seen as gaining more spaces.

RESOLVED: That the decision taken under SO51 by this committee since the last meeting is noted. (NC)

281. To consider the following planning application

Cllr Beanland left the meeting

Application No: 24/1420M

Location: Poynton Royal British Legion Club, Georges Road West, Poynton SK12 1JY

Proposal: Regularisation of part of the bowling green to extend the playing surface area and create spectator seating space along the Eastern boundary of the green.

Recommendation: Poynton Town Council support the extension to the bowling green and have no objection in principle to the proposed outdoor seating area. We note the importance of this to the Club's survival in difficult economic times. However, we would urge that the Environmental Health Officer is asked to advise on how best to address issues such as noise and if a set closing time for the outdoor seating, as applies to pubs and restaurants, is required. (1 Against, 1 Abstain)

Cllr Beanland rejoined the meeting

Application No: 24/1224M

Location: 26 London Road South, Poynton SK12 1NJ

Proposal: Demolition of outbuilding, construction of three dwellings and associated works.

Recommendation: While Poynton Town Council notes that, by approving 23/2115M, the principle of residential development on this site was conceded, this was for two houses with fairly large gardens. The current plans are for a significantly denser development of three houses (a 50 per cent increase). The proposed houses are three storeys high, increasing concerns of overlooking and loss of privacy to nearby properties. This will also increase the impact on the adjacent Locally Listed Buildings.

1. 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 HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 (Extensions) and HOU14. Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards).

‘2. 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. This area of London Road South and Clifford Road has houses with large rear gardens and the proposed development would change this character very much to the detriment of the appearance of this area and would set a dangerous precedent.

‘3. Development Unneighbourly - The proposed development, by virtue of its size, design and position relative to adjoining property, particularly houses on Sandringham Drive, Clifford Road and 24, 30 and 32 London Road South. They would be unduly dominant when viewed from adjoining property and so contrary to Policy HOU12 of the SADPD.

‘4. Drainage and Flood Risk - The plans as submitted include no details of drainage or disposal of rainwater or sewage. 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 United Utilities and the LLFA Flood Risk Team to ensure compliance with the National Planning Policy Framework, Cheshire East Local Plan Policy SE13 (Flood Risk and Water Management), policy ENV16 of the SADPD and policy EGB1 of the Poynton Neighbourhood Plan.

‘5. The Highways Officer should be asked to confirm that there will be sufficient parking spaces within the curtilage of the new property. The private access is narrow and has a poor junction with the busy London Road South.

- Inadequate Visibility – There is no visibility splay for the inadequate access proposed onto London Road South.
- There may not be sufficient space for manoeuvring vehicles within the site, particularly to avoid the need for cars and service vehicles leaving

the site to reverse out onto London Road South. A “swept path” analysis should be provided, showing that vehicles can exit the site using forward gear.

- **Inadequate Service Provision** – the backland site, lack of parking for visitors and tight internal layout will lead to internal congestion and inadequate provision for service vehicles to load and unload, resulting in increased parking on London Road South and a risk to highway safety. Note the nearby Queensway car park is private and limited to customers of the Queensway parade shops.
- It is not clear that the site will be fully accessible for large vehicles such as the dustcart or a fire engine. Leaving wheelie bins on the footway of London Road South would be a danger to pedestrians.

‘6. Heritage Assets: Numbers 24 and 32, 30, 26 London Road South are recognised by Cheshire East as Locally Listed Buildings, described as “Victorian mansion, dated 1874, built in 17th century style”. Planning policy seeks to protect such buildings and their immediate environment.

- **Poynton Neighbourhood Plan Policy EGB 15: Heritage Assets** - This requires that any development should aim to conserve and enhance the heritage assets of affect the contribution of a heritage asset or its setting to its significance or an appreciation of its significance, an assessment of its impact shall be undertaken.
- **Poynton Neighbourhood Plan Policy EGB 20: Locally Listed Buildings** - A Locally Listed Building is a building, structure or feature which, whilst not listed by the Secretary of State, is considered by Cheshire East to be an important part of Poynton’s heritage due to its architectural, historic or archaeological significance. As noted above, 26 London Road South and its neighbours (all part of the same original building) are locally listed, and their environment should be protected.
- The proposed development would also be contrary to the heritage policies in the Cheshire East Site Allocations and Development Policies Document (SADPD): Policy HER 7 - Non-designated heritage assets. New development will be expected to avoid, minimise and mitigate negative impacts on non-designated heritage assets. (1 Abs)

Application No: 24/1331M

Location: Norfolk, 64 Dickens Lane Poynton SK12 1NT

Proposal: Variation of condition 2 on approved application 23/1971M:

Demolition of existing detached dwelling and the erection of five detached dwellings including associated access and landscape works.

Recommendation: Poynton Town Council urges that this application be rejected.

1. The net effect of this application is to change the development approved by Cheshire East's Northern Planning Committee on 6th September 2023 from two-storey houses with three bedrooms, into three-storey houses with four bedrooms and a study. Note there is no practical way to stop a future purchaser using the study as a bedroom. There will be a material increase in the habitable floor area of the houses by effectively adding a third floor. This will circumvent the decision of the Northern Planning Committee.

'2. The plans approved by the Northern Planning Committee included parking provided on the assumption of three bedrooms per house. An effective increase to four or five bedrooms will increase the parking requirements within the site.

'3. The use of the roof-space for a bedroom will increase the risk of overlooking and loss of privacy for nearby houses. This may conflict with Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards).

'4. The offer by the applicant to impose a covenant limiting parking to two vehicles per house is of little use, as such covenants are difficult to enforce. This proposal may lead to additional vehicles being parked nearby on Dickens Lane, a busy road, near the junction with Clumber Road.

'5. Dickens Lane is used daily by hundreds of pupils walking to the Vernon Primary School, St Paul's RC Primary and Poynton High School. Anything that leads to more on-street parking in this area should be discouraged. (1 ABS)

Application No: 24/0808M

Location: Hollowbrook Cottage, Mill Hill Hollow, Poynton SK12 1EJ

Proposal: Proposed 4 bed dwelling – extension of extant application number 20/0744M

Recommendation: Poynton Town Council have concerns regarding this application and urge that it is not renewed automatically but rather thoroughly reviewed for the following reasons.

'1. The site is in the Green Belt, where there is a strong presumption against new development. However, the 2020 application was granted under the "limited infilling in villages" exception. Since 2020, Cheshire East have introduced the Site Allocations and Development Policies Document (SADPD), which seeks to limit this exception by clearly defining a number of "villages" in the Green Belt.

'2. However, the scattered houses in the Mill Hill Hollow area are not a village – the area has no separate name, there is no church, pub, shop or any public facilities in the area. This view was supported recently by a Planning Inspector when rejecting an appeal for a nearby site on Mill Hill

Hollow - 22/1222M, Garden to “Beech Trees”, Mill Hill Hollow, Poynton, SK12 1EJ. See appeal ref. APP/R0660/W/23/3326398.

‘3. The applicant for 22/1222M had sought to quote the Hollowbrook Cottage consent (20/0744M) as a precedent, but the Inspector noted that Cheshire East’s planning policies had changed since the SADPD was introduced and concluded that Mill Hill Hollow is not in a village. He commented:

“Although the proposal would be limited in scale, being only for one dwelling, and would be infilling between other existing dwellings, it is not within an identified infill village. The proposal would not, therefore be limited in filling in a village for the purposes of the Green Belt exception and would as such be inappropriate development in the Green Belt.”

‘4. This is also now applicable to the Hollowbrook Cottage site, which is therefore inappropriate development in the Green Belt and contrary to Local Plan Policy PG3 and Paragraph 149 of the National Planning Policy Framework.

‘5. The Town Council also notes the concerns of the Environment Agency, who have recommended refusal on the grounds of both pollution and flood risk.

‘6. Flood Risk: the application site lies within Flood Zone 3/2, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 173, footnote 59) states that a Flood Risk Assessment must be submitted when development is proposed in such locations.

‘7. Pollution Risk: The proposed development as submitted involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer, but no justification has been provided for the use of a non-mains system. (1 Abstain)

Application No: 24/1441M

Location: 2 Brownlow Close, Poynton SK12 1YH

Proposal: Certificate of proposed lawful use for a single storey rear extension.

Recommendation: No Objection (NC)

Application No: 24/1634M

Location: 45 Milton Drive, Poynton, SK12 1EZ

Proposal: Front & Rear Single Storey Extensions with Two storey side extension.

Recommendation: Poynton Town Council have no objection in principle to the proposed extensions, providing the Planning Officer is satisfied that they comply with the relevant planning rules, including:

- **Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development**
- **Poynton Neighbourhood Plan policies HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 (Extensions) and HOU14.**
- **Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Application No: 24/1604M

Location: 35 Milton Drive, Poynton, SK12 1EZ

Proposal: Garage Conversion

Recommendation: No Objection

Application No: 24/1580M

Location: 40 Clumber Road, Poynton, SK12 1NS

Proposal: Partial demolition of existing rear portion of dwelling, formation of new Draught Lobby to front elevation, extension to First Floor at rear and single storey extension to rear.

Recommendation: Poynton Town Council have no objection in principle to the proposed extensions. However, it would have been helpful if the plans could have given more detail of the property's relationship with 38 Clumber Road. The Planning Officer should ensure the plans comply with the relevant planning rules, including:

- **Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development**
- **Poynton Neighbourhood Plan policies HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 (Extensions) and HOU14.**
- **Cheshire East SADPD policies HOU11 (Extensions and Amenities), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Application No: 24/1568M

Location: 2 Paddock Chase, Poynton, SK12 1XR

Proposal: Certificate of lawful proposed use for ground floor single storey extension to the rear of the property. Re-location of existing external door on side elevation and new bi-folding doors to rear elevation.

Recommendation: No Objection, providing the planning officer is satisfied that the proposed extension complies with the rules of the Certificate of lawful proposed use scheme. (NC)

Application No: 24/0321M

Location: 32 Woodford Road, Poynton, SK12 1DY

Proposal: Lawful Development Certificate for proposed integral garage conversion to create new kitchen including blocking up garage vehicle door, replace existing rear windows and doors with new, insert new window to

match existing, new porch, replace existing utility/conservatory windows with blockwork & render and replace glazed roof with tiled mono-pitch roof.

Recommendation: Poynton Town Council have no objection to the conversion of the garage to living accommodation, providing the Highways Officer can confirm that there are sufficient parking spaces within the curtilage of the property. (NC)

Application Ref: 24/1650M

Location: 103 Park Lane, Poynton, SK12 1RB

Description: Extension of existing converted loft with flat roofed dormer.

Recommendation: Poynton Town Council has some concerns regarding this application. The proposed large dormer and second-floor loft extension raises several issues. There will be issues of overlooking and possible loss of privacy affecting both neighbouring houses on Park Lane and those on Parklands Way, bordering the site to the rear.

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:

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)**

Loss of privacy - The position of the proposed extension, 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. (NC)

282. The Chair proposed adding an urgent matter of business under SO19 regarding a pre planning application for the mast received by email.

RESOLVED: That the urgent item regarding the mast preplanning should be added to the agenda under S019 (NC)

283. Urgent item – Pre-panning Mast application Buy In MAC093 /15246

The Chair advised in Higher Poynton, there are some masts behind Bank Farm. The Chair advised it was a change of equipment rather than raising the height of changing the mast.

RESOLVED: No objection.

284.Communication Messages

- Air Quality Strategy
- Carbon Neutrality Action Plan
- Neighbourhood Community & Infrastructure Level (CIL) payments
- Waste & Recycling Consultation

Meeting end time: 9.30pm

Chair

Dated.....