

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 10TH JUNE 2024 AT THE CIVIC HALL

PRESENT:

Chair: Cllr L A Clarke

Cllrs: M Beanland, K Booth, T Swatridge

Officers in attendance: Haf Barlow (Clerk)

1. 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.

2. Questions from members of the public

A member of the public raised concerns that the free bus service between Poynton and Handforth Dean will cease on the 7th July 2024. It was noted that the service was operated by Tesco not Cheshire East Council. The Clerk was asked to research whether the provision of a free bus was a condition of the planning application and also contact Tesco regarding the cessation of the service.

There were members of the public present to discuss a planning application.
Application No: 24/1951M 3, Lakeside Drive, Poynton SK12 1BR

RESOLVED: That the order of business is amended to discuss 24/1951M 3 Lakeside Drive, Poynton. SK12 1BR after agenda item 4 (NC)

3. Apologies for absence

Cllrs J Saunders, L Podmore

4. 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.”

5. Application No: 24/1951M 3, Lakeside Drive, Poynton, SK12 1BR

Proposal: Proposed loft conversion and enlarged porch

A member of the public outlined their objections regarding this application and the impact of this development on their property. The Chair advised it was Cheshire East who made the decisions and urged the resident and neighbours to send their objections to Cheshire East by letter or email. The Chair advised that the Clerk will email the Town Council's decision in full to the resident.

RESOLVED: That the Town Council recommends refusal of this planning application. The description on the planning website as "Proposed loft conversion and enlarged front porch" understates the proposed works, which include raising the roofline, adding a large window to the front and dormers to the front and rear. The extended house will be three storeys high, raising concerns of overlooking and loss of privacy to nearby properties from the dormer windows at both front and rear. This could adversely affect residents of other houses on Lakeside Drive and Waters Reach.

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 loft conversion, roof works and new dormer windows, by virtue of their size, design and position relative to adjoining property, would be unduly dominant when viewed from neighbouring houses, causing an unacceptable loss of light and privacy to the detriment of the residential amenities of the occupiers of those houses.

6. To approve the minutes of the Planning & Environment Committee meeting held on 13th May 2024

RESOLVED: That the minutes are a true and fair summary of the Planning & Environment Committee meeting on 13th May 2024 and are received (3 for, 1 abstention)

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

The Clerk updated members regarding the actions.

RESOLVED: That the action log for 2023-24 is received and the Clerk contacts Chris Hudson (Cheshire East Trees Officer) asking for his advice regarding the lack of communication from the telecoms company regarding the oak tree on Towers Road. (NC)

8. To receive and consider slides from the bus forum and an update from the Chair

The Chair gave an update advising members he had attended a meeting at Sandbach Town Hall. New proposals regarding an increase in the frequency of the 391/392 bus service north of Poynton had been announced by Cheshire East.

RESOLVED: That the verbal report is received (NC)

9. To agree a response to the bus service review.

Members discussed the bus service review and a possible response.

RESOLVED: That the Town Council responds to the bus service review stating that it welcomes the increase to an hourly service between Middlewood, Poynton and Stockport. Ideally the Town Council would like to see an hourly service to Macclesfield and later evening and Sunday services but appreciate that this might not be possible at this time. In addition, the Town Council welcomes the improvement in the Flexible bus service. (NC)

10. To receive and consider the response to the Freedom of Information Act request relating to the Household Waste and Recycling Centre.

RESOLVED: That the response to the freedom of Information Act request relating to the Household Waste and Recycling Centre is noted. (NC)

11. To consider and agree a response to the Household Waste and Recycling Centre.

The maps provided as part of the consultation were not of sufficient detail to show which areas in Poynton were inside or outside the 20 minute drive time.

RESOLVED: That the Clerk sends a response by email opposing the closure of the Poynton Household Waste and Recycling Centre for reasons including; inconvenience to residents and local businesses, increase in fly tipping, increased travel times to either Bollington or the far side of Macclesfield, increased congestion on the roads, air pollution and carbon dioxide emissions and the unsubstantiated financial costs. (NC)

12. To receive, consider and approve the draft remit from the Household Waste and Recycling Centre Working Group

RESOLVED: That the draft remit from the Household Waste and Recycling Centre Working Group is adopted. (NC)

13. To receive and consider the email response from Cheshire East Council in relation to the Local Plan consultation

Members considered the response. The Clerk will check the last date for responding to the consultation

RESOLVED: That the email response from Cheshire East Council in relation to the Local Plan consultation is received. (NC)

14. To receive and consider the list of new houses for the Local Plan.

Members considered the list drafted by the which included planning applications for new properties from January 2020. There were planning applications for 76 new properties and 11 demolitions. The Chair advised the figure includes 10 that have not been decided yet but planning permission continued to be granted at a steady rate.

RESOLVED: That the list of new houses for the Local Plan is received. (NC)

15. To receive and consider the request from the Environment Agency for water quality volunteers.

RESOLVED: That the Town Council continue to publicise it on the notice boards and contact Friends of Poynton Pool. (NC)

16. To receive and consider the notice of appeal in respect of planning application 23/0283M 1, Smithfield Cottages, Coppice Road, Poynton and to agree a response.

Members considered the appeal. The Chair advised members this was an application to build a house in the back garden of an 18th century cottage in Higher Poynton.

RESOLVED: That the Town Council responds to the appeal and supports Cheshire East's decision to reject the application 23/0283M as an inappropriate development in a vulnerable area of the green belt. (NC)

17. To receive and consider the notice of appeal in respect of planning application 22/0474M Land North side of Coppice Road, Poynton and to agree a response.

RESOLVED: That the Town Council responds to the appeal and supports Cheshire East's decision to reject the application 22/0474M as an inappropriate development in a vulnerable area of the green belt. (NC)

18. To receive and consider the list of planning decisions made by Cheshire East.
Members considered the list.

RESOLVED: That the list of planning decisions made by Cheshire East is received. (NC)

19. To consider the following planning application

Application: 24/1326M

Location: 83 Oak Grove. Poynton SK12 1AD

Proposal: Extension and loft enlargement of existing dormer bungalow with associated alterations.

Recommendation: Poynton Town Council have no objection in principle to the proposed extensions. 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).

Work is currently in progress on a major rebuilding of the next-door house at 50 Oak Grove (see 22/3509M). The planning officer should visit the site to ensure that there is no conflict between the two applications.

Highways: This section of Oak Grove, east of the junction with Burton Drive, is only about half the width of the remainder of the road. Building works may risk obstructing access to neighbouring houses during construction work. Some residents are elderly and are visited regularly by carers. This should be addressed by suitable conditions being included in the planning consent, including a requirement that no materials or equipment are stored on the road or footway and access is preserved at all times

Application: 24/1606M

Location: The Dingle, Moggie Lane Adlington Cheshire SK10 4NY

Proposal: Resubmission of Planning Application 23/2307M for the demolition of an existing detached bungalow and the development of one replacement dwelling with detached garage and associated landscaping and access works.

Recommendation: Poynton Town Council have no objection in principle to the proposed demolition and rebuilding, but wish to highlight the following concerns:

1. The Planning Officer should ensure that the proposed demolition and rebuilding of a larger house complies with all Green Belt policies, including Policies PG3 of the Cheshire East Local Plan, Policy RUR13 of the SADPD, and Chapter 13 of the NPPF.
2. The Planning Officer should ensure that the proposed new house will have an acceptable relationship with the newly built houses on the Copperfields (Sprink Farm) estate off Dickens Lane in Poynton, which border the site.
3. The site includes part of Poynton Brook, which flooded in 2019 causing serious flooding downstream. There must be no run-off of rainwater into Poynton Brook and any flooding must remain within the site. The Town Council endorses the comments of the LLAFA Flood Officer regarding the need for a full Drainage Strategy for the site.

Application: 24/1713M Location: Woodacre, South Park Drive, Poynton SK12 1BS

Proposal: Variation of conditions 2, 4, 5, 6 & 12 on approved application 23/2332M:

Demolition of existing detached property and replacement by four detached dwellings, including associated access, parking, landscaping and ecological enhancements

Recommendation: Poynton Town Council has the following comments regarding the proposed amendments to planning consent 23/2332M:

Condition 2: We note that the proposed amendments include an extra Velux style roof window in Plots 2, 3 and 4, and an extra window in the side elevation of Plot 1. The Planning Officer should ensure that the amended 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).

Conditions 4, 5 and 6: The revised landscape plan shows additional areas of block paving and flagstones, with a commensurate reduction in grassed lawns. The Town Council urges that block paving and flags should not go right up to the site boundary, and a grassed area of at least one metre wide be retained along the site boundary to soften the landscape in this area. The proposed plans should be reviewed by the Council's Landscapes Officer.

Condition 12: The Town Council regrets the loss of any trees – the proposed removal of two trees should be reviewed by the Council's Arboricultural Officer.

Application: 24/1809M Location: 12 Newcombe Drive, Poynton SK12 1GG Proposal: Timber Frame Garden Room.

Recommendation: Poynton Town Council has concerns relating to this application. The Planning Officer must seek clarification of how rainwater run-off from the roof will be collected and safely disposed of. Rainwater must not be discharged into neighbouring gardens or Poynton Brook, as this would be antisocial and could cause flooding. Poynton Neighbourhood Plan Policy HOU7 requires that housing development within the village “should not increase the likelihood of surface water flooding”.

The Planning Officer should also confirm that the application complies with 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.

Should Cheshire East be minded to grant planning permission the Town Council urges that planning conditions are imposed to require that.

- a) The garden room must only be used for domestic purposes incidental to 12, Newcombe Drive, Poynton
- b) the garden room must not be used as living accommodation, rented out or used for commercial purposes.

Application: 24/1858M

Location: 8 Vicarage Lane, Poynton SK12 1BG

Proposal: Part single-storey, part two-storey rear extension, single storey side extension and dormer.

Recommendation: Poynton Town Council objects to this application as unneighbourly and out of character with the area. We urge that the Planning Officer conducts a full review with a site visit as the proposed extension appears to be too

close to the site boundary with 6 Vicarage Lane and hence unneighbourly. The extension does not appear to comply with planning policies:

- 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). This policy requires a gap of 1 metre to the side boundary.

1. **Cramped Development:** The proposed two-storey side extension and dormer would by reason of scale, form and design result in a cramped and intrusive form of development out of character with nearby properties and create a terracing effect. There will be no external access to the rear garden.

2. The proposed extension would be unneighbourly, especially to the next-door property. Creating narrow gaps between houses also complicates future maintenance.

3. **Development Unneighbourly -** The proposed loft conversion and dormer, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from neighbouring houses, causing an unacceptable loss of light and privacy to the detriment of the residential amenities of the occupiers of those houses.

We are also uncertain, in view of the building's history, of being built without planning permission if building regulations were complied with.

Application: 24/1864M

Location: 64 Clumber Road, Poynton SK12 1NW

Proposal: Single storey rear and side extension for assisted living purposes (new ground floor bedroom, en-suite and enlarged dining/kitchen area).

Recommendation: No objection

Application: 24/1940M

Location: 45 Oakfield Road, Poynton SK12 1AS

Proposal: Demolish existing flat roof garage to side of dwelling, build new single storey flat roof side and rear extension. Render full house.

Recommendation: No objection. However, the Town Council suggests that the Cheshire East Trees Officer is consulted regarding any risks during construction to the protected trees along Lady's Incline at the rear of the property.

Application: 24/1991M

Location: 11 Glastonbury Drive, Poynton, SK12 1EN

Proposal: Proposed single story side and front elevation to existing residential property

Recommendation: No objection

Application: 24/1934M

Location: The White House, London Road North, Poynton, SK12 1BX

Proposal: Change of Use of Existing Dwellinghouse (C3(a) Use) to Children's Care Home for up to 3no. Children (C2 Use)

Recommendation: Poynton Town Council has no objection in principle to this application, providing the Highways Officer is satisfied with access and parking arrangements.

Application: 24/2002M

Location: 4 Burton Drive, Poynton, SK12 1AA

Proposal: Certificate of proposed lawful development for New en-suite bathroom added to the existing master bedroom

Recommendation: Poynton Town Council regrets that Cheshire East have accepted plans that do not clearly show the site boundary, in particular the relationship of the proposed extension to 2 Oak Grove. The applicants should be asked to provide amended plans showing the site boundary. In the absence of this information, Poynton Town Council have no objection in principle to this application, providing that it does not intrude on the site boundary with 2 Burton Drive and complies with 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).

20. Communication messages

Environment agency water monitors

Tip & bus consultation

Local plan consultation.

RESOLVED: That the above communication messages are agreed.

21. Urgent Item of Business

The Clerk advised members that the Town Council had been invited by Cheshire East to attend a Teams meeting to discuss the financial difficulties at Cheshire East Council. Cheshire East Council required a response before the next meeting as to who would represent the Town Council.

RESOLVED: That an emergency additional item, that became apparent after the agenda was completed, is added under SO19 to the agenda.

22. To agree who will be appointed to attend the meeting with Cheshire East Council to represent the Town Council

RESOLVED That the Cheshire East Cllrs, J Saunders and M Beanland are appointed to attend the meeting with Cllrs H Whitaker, M Sewart in reserve.

Meeting end time: 9.30pm

Chair

Dated.....