

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 13th JANUARY 2025 AT THE CIVIC HALL

PRESENT: Cllrs M Beanland, K Booth, S Lees, L Podmore, Tim Swatridge.

Also present: Cllrs, D Belcher, H Whitaker attending under SO54 (until 8.20pm)

Chair: Cllr L A Clarke

Officers in attendance: Haf Barlow (Town Clerk)

174. Recording of meeting

The Chair confirmed that the meeting is recorded for the purpose of minute taking and is deleted when the draft minutes are agreed.

175. Questions from members of the public

There were no members of the public present.

176. Apologies for absence

Cllr J Saunders

177. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared a disclosable pecuniary interest in 3 items. Agenda item no 9 being a part owner of a property in the vicinity, planning application 24/4707/FUL being a part owner of a property in the vicinity and planning application 24/4832M as the property is adjacent to a close relative's property.

Cllr Beanland made the following declaration as a member of Cheshire East 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."

178 Amending the order of business

The Chair proposed that agenda item 14 is considered as the next item of business.

RESOLVED: That agenda item 14 is considered as the next item of business (NC)

179. To receive an update from the Clerk on Poynton Pool and to agree any recommendations

The Clerk advised members that the report in the agenda pack has been superseded by recent events. On Thursday 9th January 2025, Cheshire East published the Section 10 Inspecting Engineer's report and Section 12, Supervising Engineer's report.

The Clerk outlined the recommendations from the Section 10 report, crucially these included a review of the flood study following the bathymetric survey which the Town Council and Friends of Poynton Pool had been calling for. The review of the Flood Study must be completed by 17th January 2025. If the Flood Study is deemed unsatisfactory, a new Flood Study will have to be commissioned and completed by 28th February 2025. Timescales for completion of any works are also included in the section 10 report.

In addition, the section 10 report sets out that the removal of mature trees must be done with extreme care as it can cause issues with the dam embankment. This is important as the current application calls for the removal of a significant number of trees.

The Clerk advised that following the publication of the report, the Town Council and technical representatives from Friends of Poynton Pool have been invited to a meeting with Cheshire East Council and the Reservoir Panel Engineers.

Members noted that Friends of Poynton Pool are going to suggest to Cheshire East that the current planning application is withdrawn.

RESOLVED: That the report from the Clerk on Poynton Pool is received. That the Clerk is authorised to attend the meeting as a representative of the Town Council. That the Town Council write to Cheshire East asking that the existing planning application should be withdrawn. (5 for, 1 abstention)

180. To approve the minutes of the Planning & Environment Committee meeting on 16th December 2024

RESOLVED: That the minutes of the Planning & Environment meeting on 16th December 2024 are a true and correct record of the Planning & Environment Committee meeting (5 for, 1 abstention)

181. To receive and consider the action log for 2024-2025

The Clerk provided an update on the ongoing actions.

RESOLVED: That the action log for 2024-2025 is received (NC)

182. To receive and consider the notification from Stockport Borough Council relating to the consultation for a call for sites for the Stockport Local Plan

There was concern that the Green Belt land in Stockport bordering Poynton might potentially be vulnerable to building under the new National Planning Policy Framework.

RESOLVED: That the Town Council respond urging Stockport Council to keep all the open land adjoining Poynton as Green Belt and should not be developed. (NC)

183. To receive and consider the response from Cheshire East in response to the Town Council 's complaint regarding the felling of trees on the inclines

The Committee discussed the response to the Town Council's complaint.

RESOLVED: That the correspondence is received. (NC)

Cllr Clarke left the room and Vice Chair Cllr Podmore chaired the meeting.

184. To receive and consider the response from Align Building Control in relation to the step at Modern Nails, Park Lane.

RESOLVED: That the correspondence is received. (NC)

Cllr Clarke returned to the meeting.

185. To receive and consider the National Planning Policy Framework 2024.

The Clerk confirmed that as yet no guidance has been issued from ChALC, the SLCC or Cheshire East.

RESOLVED: That the Town Council contact Cheshire East Planning Officers regarding guidance on the New National Policy Framework. (NC)

186. To receive and consider the slides from the lithium battery safety campaign meeting and a report from the Chair

The Chair confirmed he had attended the online meeting and gave an overview of the safety issues.

RESOLVED: That the report and the copy of the slides is received. (NC)

187. To receive the response from Laura Hayes, Principal Planning Officer in relation to highways comments on private road dwelling.

The Committee considered the response.

RESOLVED: That the correspondence is received (5 for, 1 abstention)

188. To receive a verbal update from the Clerk on the update from Planning Enforcement regarding the hedge at the Copperfield's development

Members noted that Planning Enforcement are unable to take any action in relation to the sparse hedge where the site borders Dickens Lane, except to request that the hedge is replanted and that the Public Rights of Way Team are monitoring the condition of the public footpath from Dickens Lane to Poynton Brook.

The Clerk confirmed that:

- the Deputy Clerk had written to Cheshire East with some recommendations. The Clerk gave an overview of the reply.
- the Deputy Clerk wrote to the Public Rights of Way team who will monitor the condition and the width of the public footpath over winter.
- the Site Manager has said he would like the Town Council to put the issues in writing before setting a meeting.

RESOLVED: That the Clerk pursue this matter again with the Site Manager. (NC)

189. To receive the draft biodiversity action plan and biodiversity policy

The Clerk confirmed she had a meeting with the Operations Manager and Communities' Coordinator and gave an overview of the new biodiversity action plan. It would be helpful if a Councillor took a lead on the plan

RESOLVED: That the Biodiversity policy is approved. The Clerk emails councillors to see if a councillor will take a lead on biodiversity. (NC)

190. To receive a verbal update from the Clerk on the fly-tipping off Woodford Road

The Clerk confirmed that the fly tipping had been removed, and a very large fence installed. The Clerk confirmed that the land belonged to United Utilities.

RESOLVED: That the report from the Clerk is received (NC)

191. To receive and consider the report from the Chair regarding the failure to implement the highways improvements at the Junction of Hazelbadge Road and Chester Road

The Chair gave an overview. The planning consent for the housing development required that these improvements be in place before any houses are occupied, but this has not been done.

RESOLVED: That the Town Council raise this issue as a matter of urgency with the Director of Highways and the Director of Planning. That the Town Council ask the Director of Planning how many times their Highways Inspector has visited the site. (NC)

192. To receive and consider the email from Tim Roca MP relating to Poynton's designation as a Key Service Centre.

Members considered the response to Tim Roca and agreed to send a reply.

RESOLVED: That the Town Council reply stating that the Leisure Centre did open in 1974 and Poynton's population was then substantially lower than it is now. Bollington is a local service centre and also has its own Leisure Centre. That the Town council are not talking about shrinking Poynton's population, but this redesignation might reduce the risk of an unsustainable increase in population. That the Town Council feel it would be worth further consideration and would welcome his support (NC)

193. To receive a verbal update from the Flood Working Group

The Chair thanked Cllr Whitaker, Cllr Podmore and staff for their efforts during the floods on New Year's Day. The Chair advised members that the situation could have been a lot worse but the work on clearing the culverts after the 2019 floods has helped.

The Working Group will be following up issues with Cheshire East Flood Investigation Team, United Utilities and the Environment Agency.

It was also recognised that there needed to be an emphasis on householders protecting their own properties with flood defence if they are susceptible to flooding.

The Clerk advised members that a de-brief of the events and a review of the Town Council's resilience plan would be conducted in the coming weeks.

RESOLVED: That the report from the Flood Working Group is received. That the Town Council thank Cllr Hayley Whitaker and Cllr Lee Podmore, Town Council Staff and members of the public who volunteered to help bail out houses that were at risk of flooding on New Years Day. (NC)

194. To receive and consider the following planning applications

Application Number: 24/4639/FUL

Location: Oak Gate, Green Lane, Poynton SK12 1TJ

Proposal: Retention of timber cabin, shower cubicle and toilet.

Recommendation: Poynton Town Council opposes this application for residential development in a highly vulnerable part of the Green Belt.

1. Review of the publicly available Council Tax Register for SK12 1TJ does not appear to show Oak Gate Farm as a residential property subject to Council Tax.
2. The Town Council urges the Cheshire East Planning Officer to review these proposals to ensure they are compatible with the status of the site as part of the Green Belt, the Macclesfield Canal Conservation Area (MCCA), the Peak District National Park Fringe landscape area and an ecological network restoration area.
3. The application appears to conflict with the following planning policies:
 - Cheshire East Local Plan: MP1 (Presumption in favour of sustainable development), PG3 (Green Belt), SE1 (Design), SD1 (Sustainable Development), SD2 (Sustainable Development Principles), SE1 (Design), SE2 (Efficient use of land), SE6 (Trees, hedgerows and woodlands), SE13 (Flood Risk and Water Management) and CO1 (Sustainable travel and transport).
 - Site Allocations and Development Policies Document (SADPD): Policy GEN1 (Design Principles), HER 3 (Conservation areas), ENV 3 (Landscape character), ENV5 (Landscaping), ENV6 (Trees, hedgerows and woodland) and ENV 15 (New development and existing uses).
 - Poynton Neighbourhood Plan: Policies EGB2 (Surface Water Management), EGB4 (Natural and Historic Environment) and EGB8 (Protection of rural landscape)
4. Conservation Area – The site forms part of the Macclesfield Canal Conservation Area, where SADPD Policy HER3 (Conservation Areas) requires that:
“Development ... must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Proposals should take account of the established townscape and landscape character of the area and its wider setting.”
5. Access: Access to the site is along a private road off Green Lane, this road is also Public Footpath 24. The road is single track with few passing places and has several blind bends. The application should be reviewed by both the Highways Officer and the Public Rights of Way Officer to ensure that the proposed access and parking arrangements are safe for people using the footpath and comply with Local Plan policy CO1 (Sustainable travel and transport).
6. Inadequate Service Provision – there may be inadequate provision for service vehicles to load and unload, resulting in a threat to highway safety.
7. Landscape - The development should be appraised to ensure compliance with Cheshire East Local Plan Policy SD2, section 1.iii: “All development will be expected to ...respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features” and also Poynton Neighbourhood Plan Policy EGB8 (Protection of rural landscape) and SADPD Policy ENV5 (Landscaping)

8. **Landscape Character:** As part of the Peak Fringe, all proposals must comply with SADPD Policy ENV 3 (Landscape character), which states: “Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.”
9. **Coal Mining -** The site is in an area of former coal mines and shallow workings. There is a risk of old mine workings at or near the surface. A full Coal Mining risk assessment should be supplied.
10. **Flood Risk -** The development may lead to increased run-off of rainwater. No information has been provided to indicate how such water will be disposed of. The application may not comply with Local Plan Policy SE13 (Flood Risk and Water Management), SADPD Policy ENV 16 (Surface water management and flood risk) and Poynton Neighbourhood Plan Policy EGB2 (Surface Water Management).
11. **Pipeline:** The oil pipeline is adjacent to the site – the exact location should be confirmed with the operator to ensure there is no risk to the pipeline (5 for, 1 abstention)

Application Number: 24/4787/HOUS

Location: 3 Woolley Avenue, Poynton, SK12 1XU

Proposal: Removal of existing front porch proposed new front porch. proposed ground Floor single storey extension to the rear of the property, works to external elevation/finishes

Recommendation: Poynton Town Council have no objection in principle to the proposed extension, providing the Planning Officer is satisfied that the application complies with relevant planning policies. These include:

- Poynton Neighbourhood Plan: Policies HOU11 (Design), HOU13 (Extensions) and HOU14
- 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 neighbouring house at 70 London Road South was built on land which had previously been part of the garden of 3 Woolley Avenue – see planning consent ref. 16/1978M.

It is not clear from the plans if the gap between the proposed rear extension and the boundary with 70 London Road South is at least 1 metre wide, as is normally required by Poynton Neighbourhood Plan Policy HOU14 and SADPD Policy HOU13 (5 for, 1 abstention)

Application Number: 24/4811/HOUS

Location: 39, Chester Road, Poynton SK12 1HA

Proposal: Extension and remodel to existing dwelling. Proposals comprise a two-storey side extension with new porch, a ground floor single storey rear extension, a first-floor rear

extension to the original dwelling and change of roof from hip to gable with ridge height increased. Alterations are also proposed to the external materials.

Recommendation: Poynton Town Council cannot support this application in view of the increased size and visual impact of the proposed new dwelling on neighbouring houses on Chester Road, causing overshadowing and loss of light. The proposed new house is significantly larger, both in floor area and height, than the existing dwelling.

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. Space between Buildings: The sidewall of west side of the proposed extension will be significantly closer to the site boundary with 41 Chester Road, probably less than the gap of at least 1 metre normally required by Poynton Neighbourhood Plan Policy HOU14 and SADPD Policy HOU13.
4. Extension Unneighbourly - The proposed extension, 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.
5. Loss of Amenity: The additional built form at two-storey level in the west elevation of the extended dwelling would cause a sense of enclosure to neighbouring properties private amenity space and result in a significant overbearing impact. The proposed development would therefore be detrimental to residential amenity, contrary to Policy SE1 (Design) of the Cheshire East Local Plan, HOU12 (Amenity) of the Site Allocations and Development Policies Document and the National Planning Policy (5 for, 1 abstention)

Cllr Clarke left the meeting. Cllr Podmore chaired the meeting

Application Number: 24/4707/FUL

Location: 69, Park Lane, Poynton SK12 1RD

Proposal: Proposed two storey rear extension, new shop front and change of use of first floor accommodation to C3 residential

Recommendation: No objection (NC)

Application Number: 24/4832/HOUS

Location: 40 Chester Road, Poynton SK12 1 EU

Proposal: Upward extension to existing dormer bungalow and associated alterations to existing elevations

Recommendation: Poynton Town Council cannot support this application in view of the increased size and visual impact of the proposed new dwelling on neighbouring houses on Chester Road, causing overshadowing and loss of light. The proposed new house is significantly larger, both in floor area and height, than the existing dwelling.

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:
 - a. Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development
 - b. Poynton Neighbourhood Plan policies HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 (Extensions) and HOU14.
 - c. 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. Extension Unneighbourly - The proposed extension, 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. Loss of Amenity: The additional built form at two-storey level in the west elevation of the extended dwelling would cause a sense of enclosure to neighbouring properties private amenity space and result in a significant overbearing impact. The proposed development would therefore be detrimental to residential amenity, contrary to Policy SE1 (Design) of the Cheshire East Local Plan, HOU12 (Amenity) of the Site Allocations and Development Policies Document and the National Planning Policy (5 for, 1 abstention)

Cllr Clarke returned to the meeting

195. Urgent Item

The Chair proposed that another planning application is added to the agenda under SO19 as a matter of urgency as the deadline for commenting on the application is after the next Planning & Environment Meeting. Cheshire East had not informed the Town Council of this matter

RESOLVED: That the planning application 24/4814 Woodacre is added to the agenda (NC)

Application number: 24/4814 Woodacre, Southpark Drive Poynton.
Location: Woodacre, South Park Drive, Poynton, SK12 1BS
Proposal: Application for Air Source Heat Pumps to be fitted to each of the four detached dwellings.

RECOMMENDATION: The Town Council urges the Planning Officer to obtain the advice of the Environmental Officer regarding noise to neighbouring properties. Relocating the units to the rear of the properties might decrease the noise to neighbours. (5 for, 1 abstention)

196. Communication Messages

Fly tipping on Woodford Road, before and after photos

The Town Council are working closely with Friends of Poynton Pool on receipt of the new Engineer's report, the Bathymetric Survey which showed there was only half as much water as Cheshire East said

Lithium Battery campaign with a hyperlink

RESOLVED: That the communication messages relating to fly tipping, Poynton Pool and the Lithium Battery Campaign are agreed. (NC)

Meeting End Time 9:20pm

Signed.....

Dated.....