

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 3RD MARCH 2025 AT THE CIVIC HALL

PRESENT:

Chair: Cllr L A Clarke
Cllrs M Beanland, K Booth, S Lees, T Swatridge

Cllr P Oakes and H Whitaker attended until item 223.

Officers in attendance: Haf Barlow (Town Clerk)

217. 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.

218. Questions from members of the public

There were no members of the public present.

219. Apologies for absence

Cllrs J Saunders, L Podmore

220. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared a disclosable pecuniary interest in planning application 25/0318/HOU at 16 Oak Grove, Poynton and will leave the meeting when this application is discussed.

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.”

221. Amendment to the order of business

The Chair proposed that agenda Item 15 is moved up the agenda and taken as the next matter of business.

RESOLVED: That agenda item 15 is taken as the next matter of business. (NC)

222. To receive a report from the Clerk on Poynton Pool

The Clerk gave an overview of her report. The Clerk advised that Cheshire East's position remains the same in that work must be done in the interests of safety and that they are satisfied that the current plans are the most appropriate in terms of cost and impact. The Clerk advised the Section 10 report has set clear deadlines for work and the work must be completed by December 2026. Cheshire East Council are hoping that the planning application will be determined by July 2025.

The Clerk outlined her recommendations to the Committee

- Request the Environment Agency review the Flood Map based on new data based on the correct volume of water and the height of the dam.
- The Clerk writes to the parties at the meeting about the inaccuracies that was stated in the meeting and to urge that an investigation into the dam embankment is urgently required.
- That the Clerk attend the next meeting with Friends of Poynton Pool and Cheshire East Council.

RESOLVED: That the report from the Clerk is received and the recommendations are approved (NC)

223. To approve the minutes of the Planning & Environment Committee meeting on 3rd February 2025

RESOLVED: That the minutes of the Planning & Environment meeting on 3rd February 2025 are a true and correct record of the meeting (NC)

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

The Clerk drew members attention to ongoing actions. The Chair advised that some items were on the agenda.

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

225. To receive and consider the email from Tim Roca MP regarding the interpretation of "limited infilling in a village" within the National Planning Framework" (NPPF)

Members considered the email. The position regarding "limited infilling" remains as before.

RESOLVED: That the email from Tim Roca MP regarding the interpretation of "limited infilling in a village" within the NPPF is received. (NC)

226. To receive and consider the letter from Cheshire East Highways Team regarding the date for the planned junction improvement works at Hazelbadge Road and Chester Road, Poynton and a response from Cheshire East Enforcement on the same matter.

The Chair advised members this was going to be undertaken between the 24th July and 15th August 2025 within the school holidays. The Chair advised that progress with this work should be monitored by the Clerk.

Resolved: That the letter from Cheshire East Highways Team regarding the date for the planned junction improvement works at Hazelbadge Road and Chester Road, Poynton and a response from Cheshire East Enforcement on the same matter is received. (NC)

227. To receive and consider the email from the Public Footpaths Orders Officer and the order made to divert parts of Footpaths 43 and 46 in the parish of Poynton with Worth.

Members considered the email. The Order has now been confirmed.

RESOLVED: That the correspondence from the Public Footpaths Orders Officer and the order made to divert parts of Footpaths 43 and 46 in the parish of Poynton with Worth is received. (NC)

228. To note the presentation slides from Cheshire East Council regarding the National Planning policy Framework & planning reforms.

Members considered the document.

RESOLVED: That the presentation slides from Cheshire East Council regarding the National Planning Policy Framework & planning reforms are received. (NC)

229. To receive and consider the email from the Flood Risk Officer regarding application 24/4902/FUL Former Local Authority Depot, London Road North, Poynton.

The Flood Risk Officer had advised that the site of the former depot was not at risk of flooding should be dam at Poynton Pool be breached.

RESOLVED: That the email from the Flood Risk Officer regarding application 24/4902/FUL Former Local Authority Depot, London Road North, Poynton is received. (NC)

230. To note the decision taken under SO51:

- a) That the Clerk responds to the pre-planning consultation CTIL12070527 HAZEL GROVE SK12 1UA stating the Town Council has no objection providing there is no increase in the height or the number of masts. However, the correct address should be

used on all future correspondence as the site location is in Poynton Cheshire East, not Hazel Grove.

RESOLVED: That the decision taken under SO51 is noted. (NC)

231. To note the response from the Affordable Housing Officer regarding potentially suitable sites in Poynton for commuted funds funding

RESOLVED That the Correspondence is received and noted. (NC)

232. To note the information circular from the Civil Aviation Authority on the removal of Manchester low level route procedures and introduction of restricted area EGR323

Cllr Swatridge explained the purpose of the current low level route procedures and confirmed that the proposals would have no impact on Poynton.

RESOLVED: That the report is received. That Cllr Swatridge is thanked for his advice. (NC)

233. To receive a report on Cheshire East planning application decisions

The Chair advised that where there were plans that the committee have not seen or commented on, this was likely due to the recent change in the computer software used by the Planning Team at Cheshire East Council.

RESOLVED: That the report on Cheshire East planning application decisions is received. (NC)

234. To receive and consider the following planning applications

Application No: 25/0078/HOUS

Proposal; Single-storey side extension, extension to front, changes to fenestration, alterations to external materials.

Location: 7 Parklands Way, Poynton SK12 1AJ

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 plans show that the proposed side extension is close to the site boundary. The Planning Officer should verify if the gap between the proposed side extension and

the boundary with 1 Lady's Close is one metre wide, as is normally required by Poynton Neighbourhood Plan Policy HOU14 and SADPD Policy HOU13.

Application No: 25/0154/HOUS

Proposal: Proposed double-storey side extension and porch extension.

Location: 8 Maple Avenue, Poynton SK12 1PR

Recommendation: Poynton Town Council cannot support this application in view of the impact of the proposed side extension on neighbouring houses, especially 10 Maple Avenue, causing overshadowing and loss of light. The proposed side extension is very close to the site boundary with the next-door house. The extension will also block direct access to the rear garden, except by going through the house.

- 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 very close to the site boundary with 10 Maple Avenue, 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.**

Application No: 25/0243/HOUS

Proposal: Proposed single storey rear extension including alterations to all elevations.

Location: 12 Sandringham Drive, Poynton SK12 1JQ

Recommendation: No objection

Application No: 25/0263/HOUS

Proposal: Demolish existing conservatory and garage and construct new single storey rear and side extension.

Location: 10 Varden Road, Poynton SK12 1LZ

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 plans show that the proposed side extension is close to the site boundary. The Planning Officer should verify if the gap between the proposed side extension and the boundary with 8 Varden Road is one metre wide, as normally required by Poynton Neighbourhood Plan Policy HOU14 and SADPD Policy HOU13.

Application No: 23/1949M

Proposal: Proposed two-storey rear extension

Location: 67 Clumber Road, Poynton SK12 1NW

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 and is not unneighbourly. 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 Planning Officer should confirm that the revised plans sufficiently address the concerns regarding loss of light to 65 Clumber Road.

Application No: 25/0027/HOUS

Proposal: Single storey rear/side extensions and roof light additions.

Location: 12 Warren Lea, Poynton SK12 1BP

Recommendation: Poynton Town Council urges the Planning Officer to ensure 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), SE1 (Design) and SE5 (Trees, Hedgerows and Woodland)**
- **Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity), HOU13 (Residential Amenity) and ENV 6 (Trees, hedgerows and woodlands)**

1. **Impact on Protected Trees: Poynton Town Council is concerned about the possible impact on Lady's Wood, a protected woodland which borders the site to the south. Cheshire East Local Plan policy SE5 requires that:**

“Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted”.

2. The Cheshire East Trees Officer should be consulted. To date no Arboricultural Impact Assessment has been submitted, as is required by Policy EN6 of the SADPD. Building activity can damage the roots of nearby trees by activities such as digging foundations, piling, and compaction of ground by contractors' vehicles.
3. A further concern is the need to have sufficient daylight and sunlight both within and around buildings and to ensure a sustainable relationship to trees. As the proposed new extensions are residential, they will need adequate daylight that is not significantly overshadowed by nearby trees. The large rear extension is closer to Lady's Wood than the existing house so may be more liable to overshadowing by the trees.
4. Where appropriate the Arboricultural Impact Assessment should demonstrate using modelling such as shading diagrams and projected daylighting and sunlight assessments that living accommodation and outside amenity space will not lead to future requests for retained trees to be removed.

Application No: 25/0037/HOUS

Proposal: Proposed two-storey side extension.

Location: 95 Dickens Lane, Poynton SK12 1NT

Recommendation: Poynton Town Council cannot support this application in view of the impact of the proposed new dwelling on neighbouring houses, especially 97 Dickens Lane, causing overshadowing and loss of light. The proposed two-storey side extension is very close to the site boundary with the next-door house.

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 east side of the proposed two-storey extension will be very close to the site boundary with 97 Dickens Lane, 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 two-storey 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. The impact will be significantly greater than the existing single-storey garage.
- 5. Loss of Amenity:** The additional built form at two-storey level in the east 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 and HOU12 (Amenity) of the Site Allocations and Development Policies Document and the National Planning Policy.

Application No: 25/0288/CLPUD

Proposal: Lawful development certificate for proposed side extension and garage conversion.

Location: 16 Holly Road, Poynton SK12 1PA

Recommendation: No objection

Application No: 25/0289/HOUS

Proposal: Single storey rear and front extensions and new roof over garage.

Location: 17 Deva Close, Poynton SK12 1HH

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 Planning Officer should review the relationship with 15 Deva Close to ensure the proposed rear extension will not cause an excessive loss of light and shadowing effect.

Cllr Clarke declared an interest as a relative's house is on Oak Grove and left the meeting.

Cllr Booth was chosen by members and took the chair

Application No: 25/0318/HOUS

Proposal: Proposed single storey front, side and rear extension.

Location: 16 Oak Grove, Poynton SK12 1AE

Recommendation: Poynton Town Council cannot support this application in view of the impact of the proposed extension on neighbouring houses. The proposed side extension is very close to the site boundary with the next-door house. The extension will also block direct access to the rear garden, except by going through the house.

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 very close to the site boundary with 10 Maple Avenue, 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.

Cllr Clarke returned to the meeting and resumed the chair.

Application No: 25/0344/HOUS

Proposal: Proposed single storey rear extension.

Location: 29 Beech Crescent, Poynton SK12 1AW

Recommendation: No objection

Application No: 25/0379/CLPUD

Proposal: Certificate of proposed lawful use for the conversion of garage space to form habitable accommodation with new window to front.

Location: 9 Redacre, Poynton SK12 1DB

Recommendation: No objection

Application No: 25/0381/PRIOR-1A

Proposal: Prior approval for a proposed single storey extension to rear of original dwelling. Extending 7.5m from existing rear wall with a maximum height of 4m and an eaves height of 2.4m.

Location: 9 Redacre, Poynton SK12 1DB

Recommendation: Poynton Town Council has no objection to the proposed extension, providing the Planning Officer is satisfied that it complies with the rules of the prior approval scheme.

Application No: 25/0566/HOUS

Proposal: Proposed internal alterations, underpinning and associated remedial works, porch and roof to existing bay window

Location: 98 Worth Clough, Middlewood Road, Poynton SK12 1SH

Recommendation: Poynton Town Council has no objection, subject to the approval of Cheshire East's Heritage Officer. The Worth Clough cottages are a valuable part of Poynton's heritage.

Application No: 25/0567/LBC

Proposal: Listed building consent for proposed internal alterations, underpinning and associated remedial work, porch and roof to existing bay window.

Recommendation: Poynton Town Council has no objection, subject to the approval of Cheshire East's Heritage Officer. The Worth Clough cottages are a valuable part of Poynton's heritage.

Application No: 25/0575/CLPUD

Proposal: Certificate of proposed lawful use for single storey rear extension that complies with the Permitted Development criteria.

Location: 14 Malmesbury Close. Poynton SK12 1SE

Recommendation: No Objection

Application No: 25/0422/HOUS

Proposal: Proposed two storey side and single storey rear extensions.

Location: 17 Bagstock Avenue, Poynton, SK12 1YU

Recommendation: Poynton Town Council cannot support this application in view of the impact of the proposed side extension on neighbouring houses, especially 15 and 19 Bagstock Avenue, causing overshadowing and loss of light. The proposed side extension is very close to the site boundary with the next-door house. The extension will also block direct access to the rear garden, except by going through the house.

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. The proposed extension may have a terracing effect.

3. **Space between Buildings:** The sidewall of the south-west side of the proposed extension will be very close to the site boundary with 15 Bagstock Avenue, 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 south-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.

245. Communication Messages

Bus Service – an hourly service between Poynton and Stockport will be reinstated from April 2025.

246. Additional urgent items

Since the agenda was issued the Clerk had received a copy of correspondence relating to a planning application at Parklands Care Home and incorrect information posted by BT Open Reach on lampposts at Hazelbadge Road. These matters are urgent as they will require action before the next Planning & Environment Committee meeting on the 31st March 2025.

RESOLVED: That the two items are considered under SO19, urgent items of business (NC)

247. To receive and consider the correspondence received by Cllr Hayley Whitaker in relation to the pre-planning application for Parklands Care Home.

Parklands Care Home have requested pre-planning advice in relation to a planning application for the care home.

RESOLVED: That the Town Council ask Cllr Whitaker to attend the meeting (NC)

248. Incorrect signage on lampposts on Hazelbadge Road.

Signage has appeared on two lampposts on Hazelbadge Road regarding the erection of new BT Open Reach infrastructure. The signs state that they have given notice to Stockport MBC, however, this area is under Cheshire East Council and not Stockport.

RESOLVED: The CCSOs are asked to take photographs of the signs, and the Clerk will take appropriate action to inform BT Open Reach of the error. If necessary, the Clerk will request an SO51 decision (NC)

Meeting End Time: 9.05

Chair

Dated.....