

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 9<sup>TH</sup> JUNE 2025 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, M Beanland, S Lees, J Saunders, T Swatridge and Cllr P Oakes (SO52)

Officers in attendance: Haf Barlow (Town Clerk)

1. Recording of meeting

The Clerk 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

There were no members of the public present.

3. Apologies for absence

Cllr L Podmore

4. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared a disclosable pecuniary interest in Planning Application 25/1701/FUL as part-owner of a nearby property and Cllr Saunders declared an interest in 25/1661/PIP as she is acquainted with the owner of a neighbouring business. They will withdraw from the meeting when these items are discussed.

Cllr Beanland declared the following interest:

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. To approve the minutes of the Planning & Environment Committee meeting on 19<sup>th</sup> May 2025

**RESOLVED: The minutes of the Planning and Environment Committee meeting held on 28<sup>th</sup> April 2025 were approved (6 for, 1 abstention)**

6. Receive and consider the action log for 2025-26

Members discussed various items on the action log. Two items were removed as they are on the agenda for this meeting.

**RESOLVED: That the action log for 2025-2026 was received (NC)**

7. To receive and consider the response from Cheshire East Interim Head of Estates regarding issues raised around the 85852 Notification – Easement for Drainage and Licence for compound for works – Land at Barlowfold Farm, London Road North, Poynton.

**RESOLVED: That the email from the Cheshire East Interim Head of Estates is received (NC)**

8. To note the date of the next Cheshire East Bus Enhanced Partnership (EP) Forum and agree which Councillor should attend.

The forum is scheduled for the 26<sup>th</sup> June, starting at 10.30 am at Sandbach Town Hall.

**RESOLVED: That Cllr Clarke will attend the Cheshire East Bus Enhanced Partnership (EP) Forum on behalf of the Town Council. (NC)**

9. To receive and consider a letter from Cheshire East, Head of Environmental Services regarding potential locations for local mobile household waste recycling centre (HWRC)

**RESOLVED: That the Clerk responds to the email stating that the former household waste and recycling centre site at Anson Road in Poynton would be a suitable site. (NC)**

10. To receive and consider the response from Cheshire East, Head of Planning regarding issues raised around 25/0838/FUL – 26 London Road South, Poynton

The Head of Planning's reply explained the Council's approach to access and highways issues regarding this application.

**RESOLVED: That the correspondence is received (NC)**

11. To receive and consider the response from Cheshire East, Interim Head of Estates regarding questions raised following the bathymetric survey of Poynton Pool

Members considered the technical note provided by Jacobs which largely reiterated points already made by Cheshire East. The Clerk explained that she had also met with representatives from Cheshire East Council Estates and Highways Teams, the two

engineers involved in the project and representatives from Friends of Poynton Pool to discuss the proposals. Whilst Cheshire East reluctantly admit that the Friends of Poynton Pool option could be viable in terms of a practical solution, they disagree that the option could be a financially viable alternative. Friends of Poynton Pool are concerned about discrepancies in how the different projects are being valued. A further meeting will be held on the 2nd July 2025, the emphasis of which will be on the Friends of Poynton Pool proposal.

**RESOLVED: That the response to the question in relation to the bathymetric survey is received (NC)**

12. To receive and consider the response from Cheshire East Planning regarding the missing comments from the Town Council on the Cheshire East planning portal.

The Clerk explained that she had had a meeting with representatives from the Cheshire East planning department regarding the missing comments. At the meeting the planning department explained that it is not feasible to retain all the planning comments on the planning portal going forward and that there is no legal requirement for them to do so. In future once the application has been decided only the application and the decision note will be retained on the planning portal. The responses will be retained by Cheshire East Council, but these will not be visible on the portal. The Clerk had explained to the representatives of the planning department that this could cause significant issues as the historic comments were often reviewed by the Town Council especially if there were issues around enforcement or future planning applications.

Members noted that previously all comments had been retained and visible to the public without issue, with this new system this appears to be an issue. Data protection issues would not apply as the Town Council is not a person. Members were concerned that members of the public reviewing the planning applications could think that the Town Council did not comment on the application because the comments are no longer visible.

**RESOLVED: That the Clerk writes to Mick Warren, chair of the planning committee stating that the Town Council believes that its comments should be retained on the portal as part of the official process equivalent to the Officers report. The Town Council believes that the removal of comments represents a serious loss of accountability, public information and a full audit trail for planning decisions. GDPR issues do not apply to Town Councils as it is a corporate body (6 for, 1 abstention)**

13. To receive an update on the biodiversity action plan and agree any recommendations.

The Clerk outlined the progress made so far in relation to the biodiversity plan. The Town Council will be asking residents to download an app called INaturalist and begin logging wildlife. This together with official data from IRecord will allow the Town Council to build up a picture of biodiversity in Poynton. A campaign to encourage residents to do this will have a soft launch at the Teddy Bears' picnic event and then the official launch will be at the Poynton Show.

It was noted that the Operations Manager and Communities Co-ordinator had visited local builder, Abode, who confirmed that they already include biodiversity mitigation in their

developments such as bee bricks and swift boxes. However, they are concerned that new householders could remove these mitigation measure and the company would be receptive to providing this mitigation on community assets instead where they were more likely to be retained. However, when Abode raised this with Cheshire East, they were told that this wasn't possible, and they had to continue to provide swift boxes etc on the properties. Abode are still interested in working with us and it is hoped that they will include our biodiversity information in their welcome packs once these have been produced.

**RESOLVED: That the biodiversity action plan is received (NC)**

**14. To receive and consider the application for a street trading application on Woodford Road**

Members queried whether the location was in Cheshire East or over the border in Stockport Borough Council. The map attached to the application was unclear. It was noted that Woodford Road is a busy and relatively narrow road, and this could cause safety issues.

**RESOLVED: That the application is received, that the Clerk responds to the consultation stating that it is unclear from the map if the location is outside Cheshire East. If it does fall within Cheshire the Town Council has no objection in principle providing an assessment is undertaken by the Highways Officer relating to road safety (NC)**

**15. To receive and consider the update regarding the Copperfields Estate**

The Clerk read out an email from a resident regarding concerns relating to the recently installed emergency access off Dickens Lane on to the Copperfields Estate. Members expressed concern that the entrance is poorly located and would be better positioned elsewhere. Bikes and pedestrians are at particular risk and sight lines are very poor.

It was noted that the public footpath has now been completed, and the Public Rights of Way Team are satisfied with the new footpath.

**RESOLVED: That the update on the public right of way is received. That the Clerk writes to Cheshire East Planning Enforcement and the Highways Department (NC)**

**16. To receive and consider the email from Manchester Airport regarding the Night Noise consultation (NAP23) 2025 and agree a response if appropriate**

Members discussed the consultation which had been reviewed by Cllr Swatridge who confirmed that it did not appear to raise any concerns.

**RESOLVED: That the email is received (NC)**

**17. Planning applications received for consideration.**

Planning applications received for consideration

*Cllr Saunders declared an interest and left the room.*

Application No:25/1661/PIP

Location: Land between Brooklyn and Broomfield Moggie Lane, Adlington

Proposal: Development of up to 6 two storey residential dwellings

**Recommendation: Although this site is in the parish of Adlington, Poynton Town Council would like to comment for the following reasons:**

- The site is very close to the parish boundary (Poynton Brook).
- Increased flood risk in Poynton.
- Occupants of any new houses will almost certainly access public services within Poynton, many of which are already under strain from rising population and increase traffic on local roads.
- The arguments made by used by the applicants could also apply to areas within Poynton.

1. The decision by the Inspector upholding rejection by Cheshire East of the previous application (22/4399M) remains sound and should not be changed – see appeal ref: APP/R0660/W/24/3339806.

2. A recent planning appeal supports the argument that such a parcel of land is not grey belt as it fulfils purpose (a) of the Green Belt. In Appeal Reference: APP/N0410/W/24/3347882 for Land at Broad Lane, Holtspur, Beaconsfield HP9 1UB, the Inspector rejected an application to develop a parcel of land, ruling that: “The appeal site is located on an undeveloped piece of land at the very edge of Beaconsfield. ... It is also bounded on three sides by land that is for the most part undeveloped ... Therefore, in terms of parcel 53a and the appeal site itself, it is clear that residential development on this land of the scale proposed, would constitute an extension of Beaconsfield into an area of currently undeveloped land ... Consequently ... I find that the appeal site strongly contributes to purpose (a).”

3. Similarly, residential development of this site constitutes an extension of urbanisation into an area of currently undeveloped land. The site therefore strongly contributes to Green Belt purpose (a).

4. The presence of a Grade 2 listed building (Wards End Old Farm) near the site may also invoke Green Belt purpose (d).

5. Flood Risk - The loss of open land will reduce absorption of rainfall and increase run-off into Poynton Brook, so increasing flood risk in Poynton. Poynton Brook is classed by the Environment Agency as a “main river”. There was severe flooding of land bordering Poynton Brook in June 2016 and July 2019 (5 for, 1 abstention)

*Cllr Saunders returned to the meeting.*

Application No: 25/1554/HOUS

Location: 29 Newstead Close, Poynton SK12 1ES

Proposal: Alteration of 16m long fence at 2m height currently running 0.8m -1.5m from the northerly facing property boundary. Proposal to correct and relocate fence line as close as permissible to the edge of the property boundary adjacent to the footpath.

**Recommendation: Poynton Town Council has no objection on planning grounds to the relocation of the fence on the northern boundary of 29 Newstead Close. However, we urge the Planning Officer to consult with the Assets Management and Highways Departments of Cheshire East and utility companies to ensure that the land in**

**question is not owned by the Council or forms a “service strip” below which are located utility ducts and cables (6 for, 1 abstention)**

Application No: 25/1627/CLPUD

Location: Highlands, Towers Road, Poynton SK12 1DF

Proposal: Lawful certificate for a proposed outbuilding and the conversion of existing garage into habitable accommodation.

**Recommendation: No objection (NC)**

Application No: 25/1689/CLPUD

Location: 39 Clumber Road, Poynton SK12 1NS

Proposal: Certificate of proposed lawful development for the demolition of an existing conservatory and addition of a single storey rear extension.

**Recommendation: No objection but would suggest that the side windows in the proposed extension facing 37 Clumber Road should be glazed in obscured glass (NC)**

Application No: 25/1680/CLPUD

Location: 95 Chestnut Drive, Poynton SK12 1QB

Proposal: Certificate of proposed lawful development for a single storey rear extension and front porch addition.

**Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing the Planning Officer is satisfied that it complies with relevant planning policies, including:**

- **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) (NC)**

Application No: 25/1651/CLPUD

Location: 47 Milton Drive, Poynton SK12 1EZ

Proposal: Certificate of lawful proposed development of rear single storey extension.

**Recommendation: Poynton Town Council has no objection in principle to the proposed extension, providing the Planning Officer is satisfied that it complies with relevant planning policies, including:**

- **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)(NC)**

Application No: 25/1503/HOUS

Location: 7 Anglesey Drive, Poynton SK12 1BT

Proposal: Erection of replacement enlarged front porch and alterations to exterior material on building

**Recommendation: No objection (NC)**

Application No: 25/1620/CLEUD

Location: 8 Vicarage Lane, Poynton SK12 1BG

Proposal: Certificate of existing lawful development of rear and side dormer extension, single storey side extension, front porch and three rooflights

**Recommendation: Poynton Town Council believes that the application is unneighbourly and is out of character with the area, and should be rejected for the following reasons:**

**1. Planning policy. The extensions do not appear to comply with planning policies:**

- Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development and PG3 (Green Belt)
- 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 normally requires a gap of 1 metre to the side boundary.
- Contrary to SADPD policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries

**2. The proposed extensions would be a disproportionate addition to the original building. No other exception to inappropriate development within the Greenbelt applies in this case. The proposal is therefore an inappropriate form of development within the Green Belt.**

**3. 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. 4. 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 level of loss of light and privacy (6 for, 1 abstention)**

Application No: 25/1604/CLPUD Certificate of Lawful Use / Development - Proposed

Location: 8 Vicarage Lane, Poynton, Stockport, Cheshire East, SK12 1BG

Proposal: Certificate of proposed lawful use for proposed residential outbuilding

**Recommendation: Poynton Town Council have no objection in principle to the proposed outbuilding, providing the Planning Officer is satisfied that it complies with all relevant planning policies, including the rules for such structures in the Green Belt. If the application is approved, a condition should be imposed requiring that the proposed gym is to be used only by the occupants of 8 Vicarage Lane, Poynton (NC)**

Application No: 24/1858M and Planning Appeal APP/R0660/W/25/3361020

Location: 8 Vicarage Lane, Poynton SK12 1BG

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

**Recommendation: Poynton Town Council urges rejection of the Appeal and supports the decision of Cheshire East regarding the original application (NC)**

Application No: 25/1633/CLPUD

Location: 36 Tulworth Road, Poynton SK12 1BL

Proposal: Certificate of lawful proposed development of single storey rear extension.

**Recommendation: No objection (NC)**

Application No: 25/1767/HOUS

Location: Glenside, The Coppice, Poynton SK12 1SR

Proposal: Conversion of loft space to living space, erection of dormer and formation of balcony to rear elevation

**Recommendation: Poynton Town Council have no objection in principle to the proposed outbuilding, providing the Planning Officer is satisfied that it complies with all relevant planning policies, including the rules for extensions in the Green Belt.**

- Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development and PG3 (Green Belt)
- 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), HOU13 (Residential Standards) and RUR11 - Extensions and alterations to buildings outside of settlement boundaries The Planning Officer should review the proposed balcony to ensure that there will be no loss of privacy for occupants of neighbouring properties (NC)

Application No: 25/1779/HOUS

Location: 303 Park Lane, Poynton SK12 1RJ

Proposal: Erection of part single storey and part two story rear extension, erection of front porch extension, erection of detached double garage and associated boundary and landscaping works.

**Recommendation: Poynton Town Council have no objection in principle to the proposed outbuilding, providing the Planning Officer is satisfied that it complies with all relevant 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), HOU13 (Residential Standards) The site is bordered on two sides by the Park Lane stream – the Planning Officer should consult the LLAFA regarding possible flood risks and the disposal of surplus run-off water. A planning condition should be imposed that the new garage shall be used only as for domestic purposes incidental to 303 Park Lane, Poynton (NC)

*Cllr Clarke declared an interest and left the meeting*

**RESOLVED: That Cllr Booth will chair the next item (NC)**

Application No: 25/1701/FUL

Location: First Floor, 39 Park Lane, Poynton, SK12 1RD

Proposal: Proposed change of use of first floor accommodation from class E3 Retail to class C3 residential along with a loft conversion to class C3.

**Recommendation: Poynton Town Council have no objection in principle to the proposed change of use of first floor accommodation from class E3 Retail to Class C3 residential. However, we are concerned that the proposed dormer and balcony could result in overlooking to the properties on Park Avenue at the rear of the development and loss of privacy to neighbouring properties. The Town Council also notes that all other loft conversions on this side of Park Lane do not have dormer conversions but use velux windows. The Town Council is concerned that this could set a precedence. (5 for, 1 abstention)**



*Cllr Clarke returned to the meeting and took the chair*

Application No: 25/1822/HOUS

Location: 28 Hazelbadge Road, Poynton SK12 1HE

Proposal: Conversion of attached garage to bedroom and replace garage door with brick wall and a window.

**Recommendation: Poynton Town Council have no objection to the proposed conversion of the garage into living accommodation, providing the Highways Officer confirms that the house will still have sufficient car parking spaces (NC)**

Application No: 25/1837/HOUS

Location: 2 Woodford Road, Poynton SK12 1DY

Proposal: Erection of single storey rear extension, erection of storey front extension etc

**Recommendation: Poynton Town Council have no objection in principle to the proposed outbuilding, providing the Planning Officer is satisfied that it complies with all relevant 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), HOU13 (Residential Standards) (NC)

18.The Chair proposed an item is added to the agenda as an urgent matter of business under SO19 regarding the recent decision to approve the planning application for battery storage on land off Woodford Road, Poynton

It has come to the Chair's attention that this planning application was recently approved by Cheshire East Strategic Planning Board (SPB). If action is required, it will need to take place before the next meeting.

**RESOLVED: That the decision for the planning application for battery storage on land off Woodford Road, Poynton is added to the agenda as an urgent item of business (NC)**

19.To receive and consider information regarding the recent decision to approve the planning application (24/5075/FUL) for battery storage on land off Woodford Road, Poynton

At a meeting of the Cheshire East Council SPB on 28 May 2025 considered and approved this planning application. Although the Town Council had commented on this application we were not invited to attend and address the SPB meeting.

The Chair outlined to the committee the Planning Officer's report on this application which contained an argument that asserts that the site, and by extension all the Green Belt land to the west of Woodford Road is actually "Grey Belt" so liable to be totally built up under the new planning regime.

Members were extremely concerned by the decision which could set a precedent for the Greenbelt across the Town.

**RESOLVED:** That the Clerk should write to the Head of Planning and the Cheshire East Chief Executive Officer setting out that the Town Council was not invited to attend the Strategic Planning Board meeting and outlining our concerns and asking for the decision to be voided and the application to be reconsidered as recently happened at Manchester City Council when it failed to notify consultees.

In addition, the Clerk writes to Tim Roca, MP stating that Town Council is very concerned about how the "Grey Belt" is being interpreted and it will lead to massive development across Poynton and the rest of the Macclesfield constituency. The definition of Grey Belt in the revised NPPF goes much further than allowing development on derelict sites in the Green Belt. The "Grey Belt" argument used by Cheshire East will be used by developers to justify massive development of neighbouring land (NC)

20. Communication Messages

**RESOLVED:** That the communication messages on the Manchester Airport noise consultation and the biodiversity action plan are approved.

Meeting end time: 9:05pm

Chair .....

Dated.....