

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT
7.00PM ON MONDAY 30th June 2025 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

Officers in attendance: Haf Barlow (Town Clerk)

21. 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.

22. Questions from members of the public

There were no members of the public present.

23. Apologies for absence

Cllrs L Podmore, J Saunders.

24. Declarations of disclosable pecuniary or other interests

Cllr T Swatridge declared a disclosable interest in Planning Application 25/2032/FUL 97a Park Lane Poynton SK12 1RB as he lives in the vicinity. However, he cannot see the proposed application site from his property. Cllr Swatridge will speak against the application.

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.”

25. To approve the minutes of the Planning & Environment Committee meeting on 9th June 2025

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 9th June 2025 were approved. (NC)

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

The Clerk drew members attention to the last item regarding the battery storage application. The Clerk confirmed she had written to the Head of Planning on the 10th, 20th of June, and again today. No response has been received.

RESOLVED: That the Clerk puts in a formal complaint to Cheshire East for failure to write a substantive reply. (NC)

RESOLVED: That the action log for 2025-2026 is received. (NC)

27. To approve the Planning & Environment Committee remit

The Chair suggested amending item 4, from the BAE Systems Woodford to Woodford Garden Village to reflect developments over recent years.

RESOLVED That the Planning & Environment committee remit is received with the above amendment. (NC)

28. To approve the remit of the Flood Working Group

The Clerk confirmed that the Flood Working Group comes under the Planning & Environment committee and not FIED.

RESOLVED: That the remit of the Flood Working Group is received with the above amendment. (NC)

29. To receive a report from the Chair on the Cheshire East Bus Enhanced Partnership (EP) Forum.

The Chair provided an overview of the meeting, highlighting the increase in the use of the 391 Stockport to Hazel Grove route following the introduction of an hourly bus service and the plan for a Real Time Passenger Information screen at the bus stop at St Georges Church. The Chair also highlighted the lack of train services on Sundays.

RESOLVED: That the report from the Chair on the Cheshire East Bus Enhanced Partnership (EP) Forum is received. (NC)

30. To note that the Clerk will attend the licencing committee meeting for the variation to the Licence at the Kingfisher, Poynton and to consider and approve the draft Town Council representation

The Clerk confirmed that she had received notification that the application had been withdrawn.

RESOLVED: That no action to be taken as the application has been withdrawn. (NC)

31. To receive and consider the response from Cheshire East regarding S106 money.

Members considered Cheshire East's responses. It was noted that the money from the Woodford Aerodrome development for footpaths has now been allocated to a project. No details were provided.

RESOLVED: That the response is received and the Clerk requests information regarding the project that the S106 money from the development at Woodford Aerodrome has been allocated to. (NC)

32. To receive a report from the Clerk on Community Infrastructure Levy

The Clerk gave an overview of the report highlighting payments received. The Clerk confirmed that the application 25/2023/PIP, The Stables, Lyme Road, Poynton has been added to the list.

RESOLVED: That the report from the Clerk on Community Infrastructure Levy is received. (NC)

33. To note the recent article on the BBC website regarding Poynton Pool

The Clerk advised that the Friends of Poynton Pool have put forward an alternative plan, but it is uncertain if Cheshire East would accept it was a viable alternative because of the cost of the project. The Clerk confirmed she is attending a meeting with Friends of Poynton Pool (FoPP) and Cheshire East on Wednesday 2nd July to discuss the FoPP proposals.

RESOLVED: That the recent article on the BBC website regarding Poynton Pool is noted. (NC)

34. To note the information that the Ministry of Housing, Communities and Local Government has withdrawn the funding for Neighbourhood planning

The funding for Neighbourhood Plans has now been withdrawn by the Government. Cheshire Action and NALC have expressed their concerns and have been lobbying on this issue. Members proposed writing to Tim Roca MP regarding this issue.

RESOLVED: That the Town Council write to Mr Tim Roca MP on this issue outlining that Neighbourhood Plans provide local communities with a vital voice in planning applications and should be supported. (NC)

35. To receive and consider the email from Cheshire East regarding the revised Statement of Gambling Principles and the Statement of Gambling Principles

Members considered the email and agreed that no action was required.

RESOLVED: That no action need be taken. (NC)

36. To receive an update from the Clerk on the response from Cheshire East Council and Tim Roca MP regarding the planning application for battery storage on land at Woodford Road Poynton.

The Chair confirmed this matter had been discussed within the action log (see above).

RESOLVED: That the Clerk submits a formal complaint to Cheshire East regarding this matter. (NC)

37. To receive a report on the following Cheshire East Planning applications

Application: 25/1854/HOUS

Location: 6 Clifford Road, Poynton, SK12 1HY

Proposal: Removal of existing rear extension, erection of single storey rear extension with 3no roof lights, internal alterations, creation of a decking area with associated balustrading and stairs to allow for access to existing rear garden

Recommendation: No Objection, but in view of the proximity of Poynton Brook to the site, the Planning Officer should consult the LLFA regarding possible flood risks. (NC)

Application 25/1906/HOUS

Location: Beechwood, London Road North, Poynton, SK12 1BZ

Proposal: Erection of new front porch, erection of single storey rear extension following demolition of existing conservatory, alterations to existing fenestration and conversion of existing detached garage to form ancillary accommodation to the main dwelling.

Recommendation: Poynton Town Council have no objection in principle to the proposed outbuilding, providing that:

1. 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)**

- **Cheshire East SADPD policy RUR11 - Extensions and alterations to buildings outside of settlement boundaries**
- 2. A planning condition should be imposed requiring that the “ancillary accommodation” in the former garage shall be used only as for domestic purposes incidental to Beechwood, London Road North, Poynton.**
 - 3. The site includes a number of protected trees, but the applicant has to date not supplied a Tree Protection Plan, Tree Survey or Arboricultural Impact Assessment. Such an assessment should include shading diagrams and daylight / sunlight assessments to prevent any future tree removal requests.**
 - 4. The Cheshire East Trees Officer should review the impact of the proposed development and ensure the protection of an important group of trees which provide a vital part of the environment of Poynton and are also an important haven for birds, insects and other wildlife.**

Application 25/2032/FUL

Location: 97a Park Lane, Poynton, SK12 1RB

Proposal: proposed change of use to a children’s day nursery (Class E) incorporating garage conversion with first floor extension above and associated works

Recommendation: Poynton Town Council would urge the Planning Officer is satisfied that the application complies with all relevant planning policies, including:

- **Cheshire East Local Plan: SE1: Design, SD1 and SD2: Sustainable Development**
- **Poynton Neighbourhood Plan policies HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East SADPD policies HOU11 (Extensions and Amenities) and HOU12 (Amenity) and REC4 (Day Nurseries)**

The application should comply with SADPD Policy REC4: Day Nurseries, which states:

“Proposals for the development of new, or the extension or intensification of use of existing day nurseries and play groups should meet all of the following criteria:

- 1. The development provides for an adequately sized and well screened garden for outdoor play;**
- 2. The proposals are of a scale appropriate to the locality and will not unacceptably harm the amenity of local residents by virtue of noise, loss of privacy and traffic generation;**
- 3. Adequate car parking is provided in accordance with the car parking standards set out in LPS Appendix C 'Parking standards'; and**
- 4. There are satisfactory vehicular arrangements for the dropping off and collection of children without causing a highway danger.”**

The site is just outside the Primary Shopping Area as defined in the SADPD Policies Map. The Planning Officer should confirm that conversion from a house to a commercial activity into the residential area of Park Lane is acceptable under the

Local Plan. The loss of a dwelling will also negatively impact Cheshire East's housing target.

That the Highways Officer should review the Highways implications of the site as the entrance to the site is directly opposite to Granary Mews

Application: 25/2023/PIP

Location: Middlewood Stables, Lyme Road, Poynton, SK12 1TH

Proposal: Permission in principle for the redevelopment of stables complex for up to 6 two-storey residential dwellings (up to 1500 sq/m GIA floorspace) and associated outbuildings, garaging and stabling (up to 400 sq/m GIA). [GIA = Gross Internal Area].

Recommendation: Poynton Town Council cannot support this application and urge that it be rejected for the following reasons:

- 1. The site is in the Green Belt, so the NPPF requires presumption against development. The proposed development of six houses is an inappropriate development in the Green Belt and will cause a serious loss of openness. It is therefore contrary to Cheshire East Local Plan Policy PG3.**
- 2. The site is not part of the Grey Belt. The definition of Grey Belt in the NPPF specifically excludes areas or assets referred to in NPPF Footnote 7. One of these areas listed in Footnote 7 is "designated heritage assets". As the site is part of the Macclesfield Canal Conservation Area, it is a designated heritage asset, so is clearly outside the Grey Belt.**
- 3. The site is in the Peak Fringe Local Landscape Designation Area (formerly known as Land of Special County Value), so is subject to Local Plan Policy SE4, which states that: "In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance and setting." Poynton Neighbourhood Plan Policy EGB7 also addresses this point. The proposed housing development would intrude into the landscape and so be contrary to this policy.**
- 4. The application site is located within the Macclesfield Canal Conservation Area which is a Designated Heritage Asset. Poynton Neighbourhood Plan Policy EGB15 states that "Any development should aim to conserve and enhance the heritage assets of Poynton, including their setting". Cheshire East Local Plan SE7 states that "All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment." The proposed development would introduce a large, modern development near the Canal and negatively affect its setting, so would clearly be contrary to these policies.**
- 5. The existing planning consent 24/4179/FUL includes the condition: "The occupation of the dwelling hereby approved shall be limited to the owner or manager of the business at the site or a person employed full-time by that business and to any resident dependents." The proposed development of six**

houses would clearly not be occupied by persons employed at the stables and this consent should not be regarded as any type of precedent regarding the latest application.

6. The fields associated with the site are often muddy with standing water – see the photos submitted in support of application 20/1358M, also for Middlewood Stables. No details are provided of how surface water or foul sewage will be safely disposed of.
7. Flood Risk: Cheshire East should seek the advice of their LLAFA Flood Risk Team to ensure that the site is suitable for six dwellings and will not risk flooding of neighbouring land or the Middlewood Way, which runs in a cutting at this point and borders the site to the west.
8. Poynton was subject to severe flooding in 2016 and 2019. In both incidents the Park Lane stream, which is fed by watercourses around this site, flooded causing severe damage downstream. Any increase in water run-off from the site would flow into the stream by Anson Road and then into the Park Lane stream, so increasing flood risk downstream. Cheshire East should ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan and Policy EGB1 of the Poynton Neighbourhood Plan.
9. Access and Road Safety - The access to the site is along a narrow, unmade road which slopes up to Lyme Road. The junction with Lyme Road lacks a visibility splay and has poor sight lines. This is a busy area with many visitors to the Canal and Lyme Park, causing high traffic volumes and parking issues, particularly at weekends and bank holidays.
10. Coal Mining - The site borders the former Nelson Pit and is in an area with a long history of coal mining. The Coal Authority interactive map appears to show the application is in or near a development risk area with a history of shallow coal workings. The proposed houses would have significantly deeper foundations than the existing stables and could be at risk from old coal workings. The applicants have to date not supplied a report on how they plan to address this risk.
11. Traffic - Notwithstanding the statement of the applicants that the site is within “easy walking distance of a local shop and café, church, public house and play area,” it is significantly further from any school, supermarket, library, clinic or doctors and dentists’ surgeries. While there is a bus stop nearby, there are no services after early evening or on Sundays. In practice, such a development would be serviced largely by private car journeys and is therefore contrary to Local Plan Policy CO1.
12. Utilities - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents and businesses experience frequent electricity cuts. The electricity, water and sewer infrastructure are old and struggle to cope with increased development. The applicants make no proposals to address these issues. The development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: “Development should wherever possible ... provide appropriate

infrastructure to meet the needs of the local community including: ... water; wastewater; and energy”.

38. Communication Messages

3 new houses on land off Lostock Hall Road
Middlewood Stables on Lyme Road
Kingfisher licence application withdrawn.

RESOLVED: That the communication messages on the planning applications on Lostock Hall Road and Middlewood Stables and the withdrawal of the licencing application for the Kingfisher are approved. (NC)

Meeting end time 8.40pm

Chair

Dated.....