

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 31st January 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, S Lees, H Whitaker, J Saunders, J Waterhouse

Officers in attendance: Kate McDowell, Deputy Clerk

91. 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.

92. Questions from members of the public

There were members of the public in attendance to discuss Planning Application 20/5578M, San Rafael, Willow Close, Poynton and 22/0128M, 1 Price Poultry Farm, Green Lane.

A member of the public voiced concerns about planning application 20/5578M San Rafael, Willow Close, Poynton. Cheshire East have approved this application despite objections from the Town Council and residents. The member of the public's concerns centred around the construction of a proposed driveway which would disturb a badger sett and a bat roosting tree. There was also a concern that the driveway was going to be very narrow and close to another property making it dangerous for other users of the road. The Chairman noted that Cheshire East had approved this application despite the Town Council's objection, and we have no power to challenge or overturn this. The only recourse for the resident would appear to be a judicial review, which may be very expensive. The Chairman suggested that the Town Council write to Cheshire East to advise them of the resident's concerns.

Resolved: That the Town Council write to Cheshire East Planning to inform them of the resident's concerns around the decision to approve 20/5578M. (NC)

Two members of the public were in attendance to discuss planning application 22/0128M Price Poultry Farm, Green Lane.

The Chairman proposed that the discussion on application 22/0128M is moved up the agenda.

Resolved: That Application 22/0128M 1 Price Poultry Farm, The Gables, Green Lane. Change of use is moved up the agenda. (NC)

The Chairman commented that this resubmitted application appears to be identical to the recent application for this site, ref. 21/5197M, which was rejected last year.

The member of the public stated she has spoken before of her concerns when the previous application was considered by the Town Council. She reiterated her concerns, including that if this latest application was approved that it was possible that the entire site could be developed, and it would set a precedent for more development on the Green Belt.

There was also concern about the flood risk and the risk to wildlife particularly bats and badgers in the area. She confirmed that the neighbours had not received letters regarding the latest application and no notices have been displayed near the site. The Chairman suggested that the Deputy Clerk writes to the case officer to ask them to issue all notices and to extend the deadline for comments from the public. The Committee then considered the application,

Resolved: That the Deputy Clerk writes to the Planning Officer and asks for all letters and notices regarding 22/0128M 1 Price Poultry Farm to be issued as soon as possible and for the deadline for comments to be submitted to be extended (NC)

Resolved: Poynton Town Council writes to Cheshire East Planning to object to the application as follows:

Poynton Town Council notes that, as the applicants admit in their Planning Statement, “The design of the proposal is unchanged.”

The application should therefore be rejected on similar grounds to those used to reject application 21/5197M. The planning statement submitted by the applicants to support the latest application does not satisfactorily address the reasons for rejecting the previous identical application.

The proposed development does not comply with the requirements of development permitted by Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the following reason(s):

1. The proposed development cannot be reasonably considered as conversion to a new use due to the significant cumulative level of works required to facilitate the new use. Consequently, the proposal is not in accordance with paragraphs Q(b) and Q.1(i).

The original application was supported by a Structural Survey Report, with a summary of the existing building’s structural soundness and assessment as to whether the existing building is capable of being converted into a new dwellinghouse use. Key findings of that report include:

- Areas of external wall suffered from structural movement in the past**
- Corners of the building are susceptible to structural movement**
- Brickwork requires repointing**
- Stainless steel bar brick stitching required in various locations**
- Reconstruction of brickwork required in parts (due to displacement or collapse)**
- Roof covering and roof structure in poor state of repair – needs full replacement for any intended future use**

- Localised mortar loss
- Various walls out of plumb
- Internal flooring is general solid and level
- Overall, the property requires improvements regardless of its intended use

Appendix A of the structural report supplied by the applicants describes the poor state of repair of the building, both internally and externally. The report concludes:

“Based on a visual inspection at this time, it is our considered opinion that the subject property is in a poor state of structural repair.”

In view of the poor state of the building, it is not suitable for conversion to residential use so the building cannot be considered to have permitted development rights. The works required would amount to rebuilding rather than conversion. Therefore, Class Q(b) would not permit the proposed development.

2. The proposed development would result in an unacceptable design and external appearance due to the detrimental impacts it would have to the existing character of the building. The prior approval of the design and external appearance of the building, under paragraph Q.2(1)(f), is therefore refused.

- The proposed demolition works to break up the building into several individual sections would not be acceptable from a design and external appearance point of view. The existing building is a simple and continuous linear form.
- The works would remove the existing symmetrical layout and cause the loss of the existing character of the building. The proposed works would have a detrimental impact on the overall form and finer details of the existing building.

3. Insufficient information has been provided to demonstrate that the flood risk impact of the proposed development would be acceptable. The prior approval of flood risk impacts, under paragraph Q.2(1)(f), cannot be approved.

- The site boundary area is at risk of surface water flooding – see the Environment Agency surface water flood maps. These maps would suggest that this area may be at risk from fluvial flooding from the adjacent watercourse.
- The site drains into the Park Lane stream, which flooded in 2016 and 2019, and finally into Poynton Brook. Any development that could increase flood run-off downstream in Poynton (and subsequently in Bramhall and Cheadle Hulme in Stockport) must not be permitted.

4. The report commissioned by the applicants has confirmed the presence of bats. The development would adversely affect a population protected species, which the Local Planning Authority has a general duty to protect under the Conservation of Habitats and Species Regulations 2017.

The report on the presence of bats states: "... the first-floor of the central section of the building is confirmed as a day roost and feeding perch for a single soprano pipistrelle."

Three species of bats - common pipistrelle, soprano pipistrelle and noctule bats – were recorded as being present during the surveys. These are all protected species. (NC)

93. Apologies for absence

Cllr T Swatridge

94. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

95. To approve the minutes of the Planning & Environment Committee meeting on 10th January 2022

The Deputy Clerk confirmed that the Clerk is going to deliver a presentation regarding Manchester Airport before the next Town Council meeting on 14th February 2022.

RESOLVED: That the minutes of the Planning & Environment Committee meeting held on 10th January 2022 were approved (NC)

96. To receive and consider the action log 2021-2022

The Deputy Clerk confirmed that despite several chasers there had been no response from the planning officer regarding 20/5724M and she will continue to pursue a reply.

RESOLVED: That the action log be received (NC)

97. To receive and consider the email from John Knight regarding the interpretation of policy HOU14 of the Neighbourhood Plan

The Chairman explained that this concerned building extensions within a metre of the site boundary. DC43 is a similar retained policy of the Macclesfield Local Plan which will most likely disappear when the SADPD is adopted. This will leave Cheshire East with no explicit policy, apart from HOU14 in the Neighbourhood Plan.

Mr Knight, the Council's Planning Consultant, has suggested that Cheshire East is contacted, and the discrepancies involved are pointed out. He has offered to help draft a letter.

RESOLVED: That Mr John Knight drafts a letter to Cheshire East Planning regarding the discrepancies between HOU14 and DC43 and for it to be circulated for approval by members under SO51 (NC)

98. To receive and consider the report from the Clerk on Planning Consultancy Fees and to agree the recommendations

The report was discussed by members. It was noted that the hourly rate quoted by the current supplier was well below the examples of other planning consultants highlighted in the report.

RESOLVED: That the report be received and the recommendations below are approved

- 1. That the requirement in the financial regulations to obtain 3 estimates is waived**
- 2. That the Town Council continue to engage Mr J Knight as a planning consultant as set out in the report**
- 3. That the earmarked fund is used to pay the fees of Mr Knight, subject to Town Council approval (NC)**

99. To receive and note the report from Cheshire East Environmental Officer providing an Air Quality Update.

The Deputy Clerk summarised the report from Cheshire East on the improvement of air quality, giving results from the air diffusion tubes, (none of which are located in Poynton) and suggestions on how the Town Council can encourage Residents to promote cleaner air in their daily routines by walking and cycling instead of using the car. Poynton has had its own air diffusion tubes for two years now and it was suggested that a report on local air quality should be compiled for the next meeting of the committee.

Note: After the meeting it was discovered that the report did include two Poynton Sites CE23 and CE28 and these will be discussed at the next meeting.

RESOLVED: That the Clerk prepares a report on the results of the Poynton Air Diffusion Tubes for the next meeting (NC)

100. Planning applications received for consideration.

Application No: 22/0166M

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

Proposal: Resubmission application for proposed infill extension to the ground and first floor and a redesign of the entrance and other external alterations.

Recommendation: Poynton Town Council does not object to this application, providing the Planning Officer confirms that the increase in floor area does not exceed 30 per cent of the floor area of the property as it existed in 1948. We note that the existing garage was built more recently so should not count for these purposes.

However, if the limit is exceeded, then the Town Council objects on the grounds that the proposed extension breaches retained policy GC12 of the Macclesfield Local Plan and Policy PG3 of the Cheshire East Local Plan relating to extensions in the Green Belt. (NC)

Application: 21/6394M

Location: Southside, Towers Road, Poynton SK12 1DE

Proposal: Listed building consent – Reinstate entrance door and window with new porch to front, rear single storey extension and internal alterations.

Recommendation: Southside (and the adjoining houses) are one of the few remaining structures from Poynton’s coalmining history, and the Town Council are keen that it be preserved, and its external appearance not changed significantly.

The Town Council has no objection in principle to the proposed works but urges that the plans be reviewed by the Conservation Officer. The application appears to respect the building on the side facing Prince’s Incline, but we note that a brick arched window at the rear, probably an original feature, will be moved and re-erected as part of the proposed works. All wall and roofing materials should match those existing. (NC)

Application: 22/0039M

Location: Bus shelter, London Road South, Poynton SK12 1JX

Proposal: Advertisement consent to replace existing double-sided internally illuminated 6-sheet Bus Shelter advertising displays with double-sided digital advertising displays. Replacement digital displays would portray static advertising images in sequence, changing no more frequently than every 10 seconds, the change via smooth fade.

Recommendation: Poynton Town Council has a number of concerns regarding this application:

- 1. This bus stop is located in a partially residential area. It faces houses on Fountain Close and nearby on London Road South and Georges Road West. The Town Council urges that the Environmental Health Officer review the proposed lighting levels to ensure that they will not disturb local residents. The proposed digital technology may be more visible and intrusive than the existing illuminated posters.**
- 2. London Road South is a busy road, and the Highways Officer should review the plans to ensure there is no risk that drivers, cyclists or pedestrians will be dazzled or distracted.**
- 3. There is increasing concern that artificial light has a negative effect on wildlife, including bats, birds and insects, especially moths. The Nature Conservation Officer should review the plans to ensure there is no threat to wildlife. The nearby St George’s graveyard is a refuge for wildlife which may be disturbed by increased illumination.**
- 4. The site is close to St George’s Church and the Poynton War Memorial, which are both listed buildings. The Alms Houses on Fountain Close, directly opposite the bus stop, are locally listed. The Cheshire East Built Heritage officer should review the plans to ensure that the setting of the Church, War Memorial and Alms Houses will not be negatively affected by a modern structure of this type. (6 for, 1 against)**

Application: 21/6169M

Location: 224 Chester Road, Poynton SK12 1HP

Applicants Name: Mr and Mrs Prendergast

Proposal: Two storey side and single storey rear extension(s).

Recommendation: Objection, as contrary to Poynton Neighbourhood Plan policies HOU13 and HOU14 and Cheshire East Local Plan policy SD2 and retained policies DC1, DC2 and DC43 in the Macclesfield Local Plan. It appears that the proposed side extension will go very close to the site boundary with 226 Chester Road. This would appear to breach Poynton Neighbourhood Plan policy HOU14, as the plans do not leave a gap of 1 metre to the side boundary. While the existing garage and kitchen also go up to the side boundary, these are single-storey, and the proposed two-storey side extension will inevitably have a greater impact and a partial terracing effect.

Extension Unneighbourly - The proposed side 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. (NC)

Application: 21/6433M

Location: 31 Milton Drive, Poynton SK12 1EZ

Proposal: Two storey side extension with hip roof, extension projects to property frontage to create external covered porch.

Recommendation: Objection, as contrary to Poynton Neighbourhood Plan policies HOU13 and HOU14 and Cheshire East Local Plan policy SD2 and retained policies DC1, DC2 and DC43 in the Macclesfield Local Plan.

It appears that the proposed side extension will go very close to the site boundary with 29 Milton Drive. This would appear to breach Poynton Neighbourhood Plan policy HOU14, as the plans do not leave a gap of 1 metre to the side boundary. While the existing garage goes up to the side boundary, it is single-storey and set well to the rear. The proposed two-storey side extension will inevitably have a greater visual impact on the street scene.

Extension Unneighbourly - The proposed side 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 (NC)

Application: 22/0015M

Location: 26 Anglesey Drive, Poynton SK12 1BU

Proposal: New front and rear bay windows, new entrance door and glazing, new first floor dormer to front elevation and internal remodelling.

Recommendation: No objection (NC)

Application: 22/0093M
Location: 18 Brocklehurst Crescent, Poynton SK12 1FH
Proposal: Single storey extension to rear.

Recommendation: No objection (NC)

Application: 22/0168M
Location: Rydal, 74C, Clifford Road, Poynton, SK12 1JA
Proposal: First floor extension and part garage conversion

Recommendation: No objection (NC)

Application: 22/0168M
Location: Rydal, 74C, Clifford Road, Poynton, SK12 1JA
Proposal: First floor extension and part garage conversion

Recommendation: No objection (NC)

Application: 22/0104M
Location: Astra House, Spinners Lane, Poynton, SK12 1GA
Proposal: Demolition of office building and construction of 37 apartments with associated landscaping and parking

In view of the physical size (4 storeys) and scale of this application, it was proposed that consideration of the application be deferred until the next meeting and advice sought from the Council's planning consultant.

Recommendation: Consideration of this application by this Committee is deferred until the next meeting on 21st February 2022 and that Mr John Knight is asked to prepare a report and draft response for consideration by the Committee (NC)

101. Communication Messages

RESOLVED: That the following communication messages from this meeting were agreed (NC)

- Publicise two planning applications on Facebook:
22/0128M I Price Poultry Farm, Green Lane, Poynton, advising that this is a resubmission so any comments made on the previous application should be made again, and
22/0104M Astra House, Spinners Lane Poynton.

Meeting end time: 8.45pm

Chair

Dated.....