

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 21st February 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, T Swatridge, Mrs J Saunders, J Waterhouse

Officers in attendance: Kate McDowell (Deputy Clerk)

102. 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.

103. Questions from members of the public

Two members of the public were in attendance to discuss Item 13 on the agenda.

The Chairman proposed that Item 13 be moved up the agenda.

Resolved: That Item 13, a letter regarding planning application 21/1293M 19 Anglesey Drive, Poynton is moved up the agenda. (NC)

104. Apologies for absence

Cllrs S Lees and Ms H Whitaker

105. Declarations of disclosable pecuniary or other interests

Cllr Booth declared an interest in Planning application 22/5697M at 2 Millstone Close, Poynton SK12 1XS and will leave the meeting.

106. To receive and consider a letter from a resident regarding planning application 21/1293M 19 Anglesey Drive, Poynton SK12 1BT.

The member of the public discussed his concerns raised in the letter copied into the Committee. Members discussed the contents.

Cllr Mrs J Saunders will send a letter to Mr Malcolm, Head of Planning at Cheshire East urging him to give full consideration to the points raised about the apparent disparages between the plans submitted and the situation on the ground. Also, urging him to give a full explanation and strongly suggesting that a site visit should be undertaken to understand the anomalies raised.

Resolved: That Cllr Mrs J Saunders as the Cheshire East Ward Member, write to Mr Malcolm urging him to give full consideration and response to the points raised in the letter about the apparent disparages between

the plans submitted and the situation on the ground. Also, urging him to give a full explanation and strongly suggesting that a site visit should be undertaken to understand the anomalies raised. (NC)

107. To approve the minutes of the Planning and Environment Committee meeting on 31st January 2022

Resolved: That the minutes of the Planning and Environment Committee meeting held on 31st January 2022 were approved. (5 for, 1 abs)

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

The Chairman noted that the action regarding two further houses planned at Sprink Farm on Dickens Lane and the Cheshire East Planning Department refused to discuss this with the Town Council. The Chairman pointed out that Cheshire East in the past have said they would give a full response to planning and other queries from Town and Parish Councils. Proposed the Clerk to raise with Chalco/Jackie Weaver and seek their advice and support.

Resolved: That the Clerk raise the matter with CHALC, Cheshire Association of Local Councils to seek their support and ask Jackie Weaver to intervene on our behalf. (NC)

Resolved: That the action log is received. (NC)

109. To note the following action taken under SO51

a) That the Deputy Clerk sends the letter drafted by John Knight regarding concerns over HOU14 to Head of Planning at Cheshire East.

Resolved: That the action is noted (NC)

110. To receive and consider reports from the Chair and Clerk on Air Quality monitoring in Cheshire East and Poynton and to consider if ongoing local monitoring should continue

The Chairman spoke of the two Cheshire East operated sites in Poynton that were listed on the CE Air Quality report and noted that the figures are well below the NO2 mean annual legal limit of 40 micro grammes per cubic metre of air of nitrogen oxides, but monitoring at one of these sites was scrapped in March 2021 without consultation.

Resolved: That the report is received, and that the Deputy Clerk writes to Cheshire East to ask why site CE28 was removed and query the lack of consultation with the Town Council before that action was taken. (NC)

The Chairman then spoke of the six sites maintained by the Town Council and monitored at the Town Council's expense. The readings are currently all

below 30 where 40 µg/m³ is the danger level. One site has been removed from London Road North as a monitor should be at the side of the road and not on the central reservation. It was decided to continue with five sites and monitoring will carry on going forward for the next twelve months.

Resolved: The second report is received and that monitoring on the five Town Council funded sites shall continue for the next twelve months. (NC)

111. To receive and consider an email from a resident regarding the Manchester Clean Air Zone

The members considered the email that was sent to Cllrs Saunders and Wylie. Members agreed with the concerns, and it was noted that when the clean air zone was first planned the Town Council urged that Greater Manchester exclude all of Woodford south of the A555 from the Clean Air Zone. More generally, we were concerned that through traffic seeking to avoid the charge would divert through Poynton and also Adlington, Disley, Handforth and Mottram St Andrew. Cheshire East submitted a similar response. However, our request was ignored by Mr Andy Burnham, the Mayor of Greater Manchester. We are also concerned about the negative impact on local businesses who have commercial vehicles and live near the border of the zone who will attract a charge on their daily commute. This is coupled with the fact we do not have a robust public transport system in Poynton.

Resolved: That the Clerk draft a reply and circulate it under SO51 for approval. (NC)

112. To receive and note the appeal decision from the Planning Inspectorate for 20/2361M, 43 London Road North, Poynton SK12 1AF.

Resolved: That the appeal decision is received and note that the Planning Inspectorate has upheld the views taken by Cheshire East and the Town Council and rejected the appeal. (NC)

113. To receive and consider the report from Mr John Knight on the outcome of the SADPD examination.

The Chairman spoke of the report as on balance a good result. The Green Belt boundaries have been upheld. It was noted that the Inspector agreed that no additional land should be taken from the Green Belt to be used for housing or industrial sites. This was despite some local landowners and developers arguing at the enquiry that yet more building should be allowed in the Green Belt around Poynton. However, there is slight disappointment that land to the rear of 43 London Road North, Poynton, was not felt to be an area that should be designated as an open space and will be deleted from the policies map.

Resolved: That the report is received (NC)

114. To receive and consider the Cheshire East Policy for allocation of financial contributions (commuted sums) in lieu of affordable housing funding.

Cllr Mrs J Saunders spoke of the lack of a definition of what affordable housing within the policy actually is and that S106 money was very prescriptive and there is no change to this approach by Cheshire East.

Resolved: That the Document is received. (NC)

115. Planning applications received for consideration.

Application No: 22/0406M

Location: 5 Cedar Close, Poynton, SK12 1PP

Proposal: Proposed side & rear extension with new porch

Recommendation: No objection, however the Town Council urges that the Highways Officer be asked to confirm that there will still be adequate car parking on-site after demolition of the garage and construction of the side extension. (NC)

Cllr Kevin Booth left the meeting.

Application No: 20/5697M

Location: 2 Millstone Close, Poynton, SK12 1XS

Proposal: Outline application to form a housing plot for a single dwelling

Recommendation: Poynton Town Council notes the revised access plans but remains opposed to this development for the following reasons:

1 - The proposed development is an inappropriate form of development on this site and in this location as it is not sympathetic to the site, immediately adjoining properties or the character or the surrounding low density housing area. The development fails to meet national Planning Guidance as set out in the relevant sections of the National Planning Policy Framework 2019 (sections 11 and 17 concerned with the efficient use of land and design) and as set out in the National Design Guide October 2019. Policy 122 (d) of the National Planning Policy Framework (NPPF) requires that:

“Planning policies and decisions should support development that makes efficient use of land, taking into account ... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens)”

2 - The Town Council urge that the Highways Department assesses fully the adequacy of the proposed new access onto Millstone Close. The full visibility splay must be provided at the expense of the applicant. There must be strict controls on any use of Millstone Close by builders for access. All builders’ vehicles must be parked within the curtilage of the

site. Building materials must not be stored on the public road or footway.

3 - The proposed development is contrary to the Development Plan for the Poynton area as set out in the Cheshire East Local Plan 2017 and the Macclesfield Borough Local Plan 2004 (Saved policies) and should be refused. There are no material circumstances justifying otherwise. Any benefits arising do not outweigh the many adverse impacts which would cause substantial harm to the amenities of the local community and cannot be mitigated against.

4 - Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1, SD2, SE1, SE5, SC3 and SC4 of the Cheshire East Local Plan 2017 and the following Saved policies of the Macclesfield Borough Council Local Plan 2004: H11, H12 (low density housing), DC1, DC3, DC6, DC8, DC37, DC38, DC41, RT1 and RT2.

5 - The proposed development is contrary to relevant policies of the Poynton Neighbourhood Plan 2019 as the local and up to date part of the Development Plan. As a cramped and intrusive form of development on the northern entrance into the town, the development would fail to meet the following policies of the Neighbourhood Plan HOU 6 (housing mix), HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design), HOU 15 (back land and tandem development) and EGB 2 (open spaces).

6 - The proposed development fails to address the Supplementary Planning Guidance set out in the Cheshire East Borough Design Guide SPD 2017 both in terms of content of the application and the approach to be taken to preparing the application. The SPD is a material Planning consideration in its own right and is also a supporting document to the Cheshire East Local Plan Strategy 2017. The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.

7 - Impact on Wildlife - Large gardens provide an essential habitat for endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Even if boundary trees are retained, the loss of garden space and increased proximity of new housing will drive away wildlife. Increased artificial illumination is a particular threat to bats and disrupts the breeding cycles of frogs and toads. Moths and glow-worms are especially impacted by bright artificial lights. Failure to protect the garden habitats in low density housing areas is also contrary to the Habitats and Biodiversity Chapter (Policies 174, 175, 176 and 177) of the NPPF.

8 - Development is Unneighbourly - The proposed development, 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.

9 - 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. This section of the Poynton Park area has some houses with large rear gardens and the proposed development would change this character very much to the detriment of the appearance of this area and would set a dangerous precedent – also contrary to policy 122 of the NPPF.

10 - Loss of privacy - The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.

11 - Flood Risk - the Town Council notes the concerns of the Flood Risk Team regarding a watercourse that crosses the site, in view of serious flooding across Poynton in June 2016 and July 2019. Loss of garden areas to development will reduce absorption of rainwater and increase runoff. The Town Council urges Cheshire East to follow the advice of their Flood Risk Team regarding strict conditions on any development with regard to drainage and water flow. (5 for, 1 abs)

Cllr Booth re-joined the meeting.

Application No: 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.

Recommendation: Poynton Town Council have no objection in principle to the redevelopment of redundant offices as housing, but believe this application is on too large a scale and does not comply with important national planning policies and the Cheshire East Local Plan and Poynton Neighbourhood Plan.

The application is an over-development of this site given its location, siting and impact. Planning permission should be refused for the following reasons:

1. The proposed development would be contrary to policies for affordable housing set out in the National Planning Policy Framework (NPPF) 2021, Policy SC5 Affordable Homes of the Cheshire East Local Plan Strategy and Policies HOU6 and HOU9 of the Poynton Neighbourhood Plan. The development proposed represents an over development of the site which would fail to protect existing protected trees, fail to respect the existing residential character of the local area and other impacts out of scale due to the cul-de-sac nature and very close proximity of the railway line (as identified by statutory consultees) and its station. Given that Cheshire East can demonstrate a 5-year

supply of deliverable housing sites, significant weight can be given to these factors.

2. The proposal is also contrary to national, Borough and Neighbourhood Plan Policies in that no evidence has been provided which explains why the application is unable to provide any rental accommodation as is required in legislation and planning policy.

3. The proposed development is contrary to the Development Plan. In the light of section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused unless material considerations indicate otherwise. It is not considered that the benefits outweigh the adverse impacts and there are no material considerations which outweigh the harm caused. As such it is considered that the development does not constitute sustainable development and should therefore be refused.

4. The Town Council disputes the claim the applicants make in their Planning Statement: on page 5 in paragraph 2.6: *“The apartment building will occupy a similar area to the Astra House offices.”* This statement is difficult to reconcile with the site plans, which show clearly that the “footprint” of the proposed development is much larger than that of Astra House. We also note that the proposed block of flats is on a bigger scale than the existing three storey blocks further down Spinners Lane. Other housing in the area is two-storey residential detached and semi-detached houses.

5. Planning permission should be refused as the development fails to comply with the following up-to date Development Plan policies: MP1, SD2, SE1, SE4, SE5, SC3, SC4 and SC5 of the Cheshire East Local Plan 2017.

6. The proposed development is contrary to relevant policies of the Poynton Neighbourhood Plan 2019 as the local and up to date part of the Development Plan. As a cramped and intrusive form of development, the development would fail to meet the following policies of the Neighbourhood Plan: HOU 6 (housing mix), HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design), HOU15 (back land and tandem development) and EGB 2 (open spaces).

7. Loss of Trees contributing to Amenity – The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area. There are Tree Preservation Orders covering part of the site. The roots of trees proposed for retention could also be damaged by the development, which will require deep foundations.

8. Impact on Wildlife: The wooded land around the existing Astra House offices provides an essential habitat for wildlife, such as endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths

and hedgehogs. Even if boundary trees are retained, the loss of quiet space and increased proximity of new housing will drive away wildlife. Failure to protect such habitats is contrary to the Habitats and Biodiversity Chapter (Policies 174 and 175) of the NPPF.

9. Development Unneighbourly - The proposed development, 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.

10. Loss of privacy. The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking, from the four-storey block of flats and proposed roof terrace.

11. Highways Issues: The Town Council urges that a qualified Highways Engineer visits the site to conduct a full review of the highway issues. The proposed development may pose a threat to highway safety by increased Turning Movements - Access to the site is via Spinners Lane, which is used by many pedestrians going to the nearby Scout Hut and Deva Close play area and playing field.

12. The junction of Spinners Lane and Chester Road (A5149), at the start of the hump-back bridge over the railway, is poor with restricted visibility. Chester Road is a busy "A" road and increased traffic at this junction would endanger highway safety. Note that some residents of the block may still be working and so travelling at rush hour.

13. Inadequate Service Provision – the lack of parking for residents and visitors and tight internal layout will lead to internal congestion and inadequate provision for service vehicles to load and unload, resulting in increased parking on Spinners Lane and other nearby streets and a risk to highway safety.

14. Car parking provision is inadequate and in breach of the Cheshire East Local Plan

Appendix C. Although there are 37 flats, only 31 parking spaces will be provided. The parking standards set out in the Cheshire East Local Plan require "*for 1 bedroom - 1 space per dwelling; for 2 bedrooms - 2 spaces per dwelling*". This suggests the site should have 62 parking spaces. Note that the proposed block is to house people over 55, and does not have care facilities – in Poynton, the large majority of people in this demographic own at least one car. The applicants claim it should be treated as "sheltered housing" for this purpose – but the apartments will have no permanent staff presence and so are not sheltered housing. It is some distance from the nearest shops.

15. Flood Risk. The increased footprint of the proposed development will reduce absorption of rainfall and increase run-off into Poynton Brook, which flooded in 2016 and 2019. The Town Council urges Cheshire East to seek the advice of their LLFA Flood Risk Team to review the flood and drainage assessment provided by the applicants. (NC)

Application No: 22/0320M

Location: 43 Chestnut Drive, Poynton, SK12 1QG

Proposal: Proposed side and rear extensions

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 41 Chestnut 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 or provide access to the back of the property.

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 No: 22/0348M

Location: 12 Shrigley Road North, Poynton, SK12 1TE

Proposal: Proposed two storey and single-story rear extensions

Recommendation: Poynton Town Council has no objection to the proposed extensions, providing the Planning Officer is satisfied that they are neither unneighbourly nor inappropriate in the Green Belt. (NC)

Application No: 22/0114M

Location: Marlea, Woodford Road, Poynton, SK12 1ED

Proposal: Side and rear extension

Recommendation: No objection. However, the Town Council urges that the Highways Officer be asked to confirm that there will still be adequate car parking on-site after construction of the side extension blocks access to the garage. (NC)

Application No: 22/0405M

Location: 81A Coppice Road, Poynton, SK12 1SL

Proposal: Variation of condition 2 on application 21/3964M - Conversion and extension of a vehicle repair garage to form a 3-bedroom dwelling with garden and parking.

Recommendation: Poynton Town Council has no objection to the revised plans, providing the Planning Officer is satisfied that the proposed new dwelling is not unneighbourly in its location relative to adjoining properties. (NC)

116. Communication Messages

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

- The result of the appeal on 43 London Road North.

Resolved: That the Deputy Clerk draft a communication message regarding the Inspector's report on the SADPD and for the Chairman to comment on before forwarding to the Committee for approval under SO51. (NC)

- The Inspector's report for the SADPD focusing on the Green Belt

Meeting end time: 8.40pm

Chair

Dated.....