

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 14th March 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, T Swatridge, S Lees, Ms Hayley Whittaker, Mrs J Saunders, J Waterhouse.

Officers in attendance: Haf Barlow Town Clerk

117. 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.

118. Questions from members of the public

Resolved: No members of the public were in attendance

119. Apologies for absence

Resolved: There were no apologies for absence (NC)

120. Declarations of disclosable pecuniary or other interests

Resolved: There were no declarations of disclosable pecuniary or other interests. (NC)

121. To approve the minutes of the Planning & Environment Committee meeting on 21st February 2022

RESOLVED: That the minutes of the Planning & Environment committee meeting held on 21st February 2022 were approved (1Abs)

122. To receive and consider the action log for 2021-2022

The Clerk confirmed that she had spoken to Jackie Weaver regarding the unwillingness of Cheshire East to comment on the progress of planning application 20/5724M. Whilst there had been an historic agreement with district councils to discuss with Town and Parish

Councils this did not extend to Planning. However, Jackie Weaver suggested that if we are refused a response again then we should challenge that decision with her support.

The Chairman referred to the two TPO requests and suggested that they are put on the next agenda.

RESOLVED: That the action log is received, the Clerk will make further enquiries regarding the application where we have been unable to speak to the Planning Officer in relation to the matter. (NC)

123. To note the following actions taken under SO51

- a) To approve the response to a resident's enquiry regarding the Clean Air Zone
- b) To approve the wording for the Facebook message regarding the SADPD

RESOLVED: That the actions are noted. (NC)

124. To receive and consider the Cheshire East Brownfield Register

The Chairman spoke of 2 sites, The Acumen Centre on First Avenue, which is in Adlington and Rabbit Burrow Farm, off Middlewood Road on the path that leads to Prince's Wood. The Chairman expressed concern that this property may not appear to meet the criteria as defined by Cheshire East to be included on the Brownfield register in terms of the size and capacity of the site.

RESOLVED: That the inclusion of the site at Rabbit Burrow Farm on the Brownfield Register is pursued by the Clerk with Cheshire East. (NC)

125. To receive and consider the response from Cheshire East in relation to air quality monitoring

RESOLVED: That the correspondence is received, and that the Town Council continues to monitor with the Council's own air quality monitoring tubes (NC)

126. To receive and consider the email from a resident in relation to light pollution

The Clerk spoke to an email received by Cllr Bailey regarding a particular property with LED flood lights. The property backs onto Prince's Incline. The lights point up into the trees and are on all night. The resident is concerned about the effect on wildlife. The resident has complained to Environmental Health but because no other residents have complained they apparently will not take any action. That the Clerk report this issue to Environmental Health.

RESOLVED: That the issue is reported to Environmental Health at Cheshire East (NC)

127. To receive an update from the Clerk in relation to the complaint made by a resident regarding the development at 207 Coppice Road.

It was noted that the Clerk had not received an update on the outcome of the complaint.

RESOLVED: That the Council pursue the matter with Cheshire East and the CCSO's monitor the situation (NC)

128. To receive a report from the Clerk on Community Infrastructure Levy CIL monies.

The Council would shortly be receiving its first CIL payment. The CIL officer confirmed demand notices had been issued on a number of properties including a number of nil notices for self-build developments.

The Clerk recommended that the Town Council request that demand notices are issued for the three developments where building has started which are outlined in her report. The Town Council should closely monitor all other sites.

RESOLVED: That the report is received and that the recommendations are agreed (NC)

129. To approve the Neighbourhood Plan update report for publication on the website and to consider any further actions required by the Committee.

A number of minor amendments in relation to the allotment section were proposed by the Chairman. No action had been taken regarding the Design Guidance and Character Statement.

Resolved: That the report is received and subject to some minor is approved for publication on the Town Council website. The Clerk contacts the Neighbourhood Plan Steering Group and asks them to consider preparing a draft Design Guidance and Character as set out in the Neighbourhood Plan list of actions (NC)

130. To receive and consider a report from the Chair on ponding near Towers Road.

The report proposed three recommendations

1. That the Clerk monitors the situation and receives updates from Cheshire East as to what is being done about it.

2. Report the risk to the Icehouse (a listed structure) to the Heritage Officer

3. The Clerk to make a further submission regarding planning application 21/4460M regarding Domek to draw attention to the Planning Officer of the incident and the importance of the culvert. This to include a copy of the photograph of the site of the large area of ponding that has appeared opposite Domek.

RESOLVED: The Chairman's report on the flooding of fields east of Towers Road is received and the recommendations are approved (NC)

131. To note the report on the Cheshire East Council planning decisions

RESOLVED: That the Planning Decision List is noted (NC)

132. Planning applications received for consideration. (Copy and paste these – see Kate)

Application No: 22/0435M

Location: Aberdour, Towers Road, Poynton SK12 1DD

Applicants Name: Mr Mark Stones

Proposal: Proposed single storey rear extension and single/two storey side extensions to existing residential property, along with elevational changes. New outbuilding, and new vehicle access point.

Recommendation: Poynton Town Council has no objection in principle to the extension of "Aberdour" and notes that it has a large garden and there is sufficient space for such an extension. However, we regret the effective loss of a distinctive house made of local stone, and the proposed replacement with a large structure which appears discordant with existing houses in the area. It should be possible to extend Aberdour in a more sympathetic style and materials.

1. **The proposed designs appear contrary to policy SD2 (Sustainable Development) of the Cheshire East Local Plan, policy HOU7 (Environmental Considerations), HOU11 (Design) and HOU13 of the Poynton Neighbourhood Plan and retained policies DC1 and DC2 of the Macclesfield Local Plan.**
2. **If approved, a planning condition should be imposed requiring that the outbuilding be used only for residential purposes and not converted to a separate dwelling.**
3. **The Planning Officer should confirm that the proposed outbuilding and parking spaces are not too close to the boundary with numbers 1 and 3 Redacre.**
4. **The site includes several trees, and although it appears that none of them are subject to a Tree Preservation Order, the Town Council urges that the Trees Officer reviews the plans.**
5. **The Highways Officer should review the proposed new access to ensure there is an adequate visibility splay and the design ensures highway safety.**
6. **As this section of Towers Road is unadopted and is Public Footpath 65, it is well used by pedestrians. The Town Council urges that the application be reviewed by the Public Rights of Way officer and planning conditions imposed to ensure that builders' equipment and materials are not stored on the road or footpath.**

7. **The proposed large extensions and new outbuilding will increase run-off of rainfall from the site and the Cheshire East Flood Risk team should review the plans to ensure there is no risk of flooding. The impact on the nearby large pond should be considered.**

Application No: 22/0457M

Location: Cedar House, 54 Towers Road, Poynton SK12 1DE

Applicants Name: Mr Vallis

Proposal: Rear double storey extension.

Recommendation: Poynton Town Council has no objection to this application, but would make the following proposals / comments:

1. **The house is in a generally wooded area, and although it appears that none of the trees are subject to a Tree Preservation Order, the Town Council urges that the Trees Officer reviews the plans.**
2. **A planning application has recently been received for an adjacent property: 22/0469M, for Netherwood, 58 Towers Road, Poynton. It would be logical for both plans to be considered together to ensure there is no possible conflict.**
3. **As this section of Towers Road is unadopted and is Public Footpath 65, it is well used by pedestrians. The Town Council urges that the application be reviewed by the Public Rights of Way officer and planning conditions imposed to ensure that builders' equipment and materials are not stored on the road or footpath.**

Application No: 22/0469M

Location: Netherwood, 58 Towers Road, Poynton SK12 1DE

Applicants Name: Mr Damien Loughran

Proposal: Two storey rear extension, with internal alterations and balcony off primary bedroom.

Recommendation: Poynton Town Council has no objection in principle to this application, but this is subject to the Planning Officer confirming that the proposed first-floor balcony will not cause overlooking or loss of privacy to neighbouring properties.

The Town Council would also make the following proposals / comments:

1. **The house is in a generally wooded area, and although it appears that none of the trees are subject to a Tree Preservation Order, the Town Council urges that the Trees Officer reviews the plans.**
2. **There is a valid planning consent: 21/2683M, at "Woodacre" on South Park Drive for a "detached house, garage and driveway" to the rear, bordering Netherwood. The current plans should be reviewed to ensure they do not conflict with this planning consent.**

3. A planning application has recently been received to extend an adjacent property: 22/0457M at “Cedar House”, 54 Towers Road, for a rear double storey extension. It would be logical for both plans to be considered together to ensure there is no possible conflict.
4. As this section of Towers Road is unadopted and is Public Footpath 65, it is well used by pedestrians. The Town Council urges that the application be reviewed by the Public Rights of Way officer and planning conditions imposed to ensure that builders’ equipment and materials are not stored on the road or footpath.

Application No: 22/0474M

Location: Land North side of Coppice Road, Poynton SK12 1SP

Applicants Name: Mr Frank Potts on behalf of the Estate of Mrs Hilda Potts

Proposal: Outline application with some matters reserved for construction of a detached house with access and parking.

Recommendation: Poynton Town Council objects to this application for the following reasons:

1. The proposed development is in the Green Belt and so contrary to Cheshire East Local Plan policy PG3, as it will result in a loss of openness. It is also contrary to Cheshire East Local Plan policies SD1, SD2, SE7, SE13 and CO1 and retained Macclesfield Local Plan policies GC1 (Green Belt), DC1, and DC41.
2. The proposed development falls outside the area defined in Poynton Neighbourhood Plan policy HOU1 as the “village” of Higher Poynton. It does not qualify as “limited infilling” as to the east of the site, there are two separate gaps providing entrances to the agricultural land behind the site. Both these gaps are 10 metres wide, so there is a gap of 20 metres between the eastern boundary of the site and the houses at Springbank Farm. Therefore, building on this site is not “limited infilling” and is contrary to Policy PG3 of the Cheshire East Local Plan.
3. The plans would damage the setting of a Heritage Site (Smithfield Cottages) listed in the Poynton Neighbourhood Plan so is contrary to Policy EGB15 of the Neighbourhood Plan, and Policy SE7 (Historic Environment) of the Cheshire East Local Plan. These plans are also contrary to Poynton Neighbourhood Plan policies HOU7 (Environmental Concerns), HOU8 (Density) and HOU11 (Design).
4. Development Unneighbourly - The proposed development, by virtue of its size, design and position relative to adjoining property (3 Smithfield Cottages), 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 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.

6. **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 visibility splays appear inadequate to ensure safe egress from the site onto a busy road that carries significant local traffic and vehicles going to Pott Shrigley and Bollington.
7. **Sustainability:** This is not a sustainable site. The bus service is limited to one bus every 90 minutes (no evening or Sunday services) and most journeys will be by car. The nearest shop is about 2 miles away. The proposal is therefore contrary to Policy CO1 of the Cheshire East Local Plan.
8. **Flood Risk** - There was extensive flooding in Poynton during June 2016 and July 2019. Building on open land and increased run-off from the new houses will increase the risk of flooding both locally and downhill in Poynton village. The applicants have not provided a flood risk report. The proposal is therefore contrary to Policy SE13 of the Cheshire East Local Plan.
9. **Utilities** - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents experience frequent electricity cuts, while residents of Coppice Road have complained of sewage backing up into their houses. Both the electricity and sewer infrastructure are old and struggle to cope with increased development and the conversion of former commercial or agricultural buildings into housing. 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.”

Application No: 22/0675M

Location: The Capstan House, Middlewood Road, Poynton SK12 1SH

Applicants Name: Mr J Rose

Proposal: Variation of Conditions 2 and 3 on 21/4613M – Change of use from an office to one residential dwelling with associated parking and access.

Recommendation: Poynton Town Council has No Objection but would comment that the Capstan House (and the neighbouring Old Pump House) are one of the few remaining structures from Poynton’s coalmining history, and the Town Council are keen that it be preserved, and its appearance not changed significantly.

The materials and design of the new windows and doors should respect the building and not introduce a discordant feature.

Application No: 22/0716M

Location: 64 London Road North, Poynton SK12 1BY

Applicants Name: Mr and Mrs Peak

Proposal: Two storey rear extension

Recommendation: Poynton Town Council have no objection in principle to the proposed extension, but are unable to support the current proposals due to two elements:

1. The increase in roof height appears unnecessary, introduces a discordant element to the design of the building and will increase shadowing and loss of light to neighbouring properties.
2. The proposed Juliet balconies at the rear will increase the risk of overlooking of neighbouring properties and their gardens, and so cause a loss of privacy.

Loss of privacy. The position of the proposed development, particularly the first-floor balconies, in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy currently enjoyed by occupiers of that adjoining property

Application No: 22/0770M

Location: Foxmoor, 2 King Pool Place, Poynton SK12 1FW

Applicants Name: Mr S Wolden

Proposal: Retention of existing access to No. 2 Foxmoor, King Pool Place onto South Park Drive, alterations to existing gate pillars, repositioning of drive and associated landscaping (retrospective).

Recommendation: Poynton Town Council has no objection in principle to retaining the original access (subject to the points below), but believes that the proposed solid gate, at 2.2 metres / 7.22 feet is too high and will introduce a forbidding element to the street scene. Most houses on South Park Drive have open aspects bordering the street, and any front walls are low. A lower gate – say 1.8 metres / 5.91 feet high – would provide privacy and security while avoiding such an intrusive structure.

The proposed gate of 2.2 metres / 7.22 feet high would be contrary to policy SD2 (Sustainable Development) of the Cheshire East Local Plan, policy HOU7 (Environmental Considerations) of the Poynton Neighbourhood Plan and retained policy DC1 of the Macclesfield Local Plan.

Regarding the retention of the former access off South Park Drive, the Town Council does not object, providing that:

1. The Highways Officer confirms that retention of the old access will not raise any issues affecting highway safety.
2. The Trees Officer confirms that the proposed works will not endanger the protected trees on the site.

Application No: 22/0693M

Location: Staintondale, Moggie Lane, Adlington, SK10 4NY

Applicants Name: Mr and Mrs Moores

Proposal: Proposed two storey and single storey rear extension with Juliet balcony to existing rear bedroom.

Recommendation: No objection.

Application No: 22/0664M

Location: 80 Brookfield Avenue, Poynton, SK12 1JE
Applicants Name: Mr Aynsley-Smith
Proposal: Certificate of proposed lawful use for single storey rear extension
Recommendation: No objection.

133. Communication Messages

Neighbourhood Plan actions
Air quality monitoring – Text to be agreed by members under SO51 procedure.

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

Meeting end time: 8.55pm

Chair

Dated.....