

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 25TH APRIL 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, K Booth, S Lees, T Swatridge, H Whitaker

Officers in attendance: Haf Barlow (Town Clerk)

148. 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.

149. Questions from members of the public

There were no questions from the public

150. Apologies for absence

Cllr Mrs J Saunders

151. Declarations of disclosable pecuniary or other interests

There were no declarations of interest

152. To approve the minutes of the Planning and Environment Committee meeting on 4th April 2022

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 4th April 2022 were approved (2 abstention)

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

The Clerk drew the Committee's attention to a number of actions. The Clerk confirmed that an initial email had been sent to Cheshire East on the 18th October 2017 regarding the road into the field off Woodford Road. The Committee requested that the Clerk write to Cheshire East stating that the Town Council drew their attention to the illegal development in 2017 when there was ample time to take adequate enforcement action. The Town Council are very dissatisfied that there is now inappropriate development in the Green Belt that appears to be irreversible. The Clerk confirmed that the conservation officer at Cheshire East had responded to her request regarding the lights installed by a resident bordering the Inclines, stating that the lighting will have a localised effect but this did not result in an offence under any Wildlife Legislation.

Updates were also received from the Clerk on the applications for Tree Protection Orders and the development of two additional houses at Sprink Farm.

Cllr L Podmore, Neighbourhood Plan Steering Group had confirmed that the Group had concluded that there was little point in drafting a design guide as Cheshire East have now prepared one.

RESOLVED: That the action log is received and that the Clerk write a letter to Cheshire East as outlined above (NC)

154. To note the appeal decision from the Planning Inspectorate on application 21/3002M for a telecoms mast on land attributed to Haybrook Farm, Lower Park Road, Poynton SK12 1EE

RESOLVED: That decision is noted (NC)

155. To receive and consider the email from the Head of Planning at Cheshire East regarding the public consultation on the main modifications to the SADPD and the changes to the Plan's Policies Map

RESOLVED: That the Town Council request that Mr Knight review this and draft a possible response to the consultation and to attend our next meeting (NC)

156. To receive and consider the email from Places for Everyone joint Development Plan document

The Chairman noted this is a Greater Manchester planning document not Cheshire East, but we are close enough to affected areas, especially in relation to possible development at Manchester Airport. Stockport have withdrawn to develop their own Local Plan but may later decide to re-join. The Chairman suggested the Town Council continue to monitor this and make contributions where appropriate.

RESOLVED: That the correspondence is received (NC)

157. Planning applications received for consideration.

Application No: 22/1297M

Location: 12 Lambourn Close, Poynton SK12 1UG

Proposal: Part single, part two storey side extension

Recommendation: The Town Council has no objection in principle to this application but notes the comments from the neighbour at 9 Milton Drive and would urge that the Planning Officer conducts a full review including a site visit to ensure that the proposed extension does not lead to overlooking or loss of privacy (NC)

Application No: 22/1162M

Location: 72 London Road South, Poynton SK12 1LG

Proposal: Separation of a dwelling house into two including separate highway access

Recommendation: Poynton Town Council have no objection in principle to this application, providing the following issues are addressed:

- 1. The party wall between the two houses must be constructed to full standards as if this were a new build development, particularly regarding fire proofing, insulation and sound proofing.**
- 2. The Highways Officer must confirm that, following the loss of the garage, there will still be sufficient car parking spaces for both houses within the site.**
- 3. London Road South – the A523 – is a busy road and it must be possible to exit both sites safely without reversing onto the carriageway.**
- 4. The Planning Officer confirms that the proposed development provides an adequate level of outdoor private amenity space and safe and secure cycle storage for future occupiers, in accordance with saved Policy DC42 of the Macclesfield Borough Local Plan. The development should also comply with:**
 - Cheshire East Local Plan: SE1: Design and SD2: Sustainable Development.**
 - Poynton Neighbourhood Plan policies HOU11, HOU13 and HOU14.**
 - Macclesfield Local Plan retained policies DC1, DC2 and DC43**

Application No: 22/1231M

Location: 15 Beech Crescent, Poynton SK12 1 AW

Applicants Name: Mr D Booth

Proposal: Proposed front, side and rear extensions

Recommendation: The Town Council notes that a current planning application has been submitted by the next-door house: Application No: 22/0918M for 17 Beech Crescent, Poynton SK12 1AW. The Town Council urges that both applications are considered together to ensure a fair decision is made.

If the proposed two-storey side extension bordering 17 Beech Crescent has a gap of at least one metre to the site boundary, then the Town Council has no objection to this application. The plans are not clear on this issue.

However, if the gap to the site boundary is less than one metre, the Town Council objects as this is a breach of Poynton Neighbourhood Plan, the Cheshire East Local Plan and Macclesfield Local Plan retained policies.

1. The proposal to extend right up to the site boundary conflicts with the following planning policies:
 - Cheshire East Local Plan: SE1: Design and SD2: Sustainable Development.
 - Poynton Neighbourhood Plan policies HOU11, HOU13 and HOU14. There is no gap of 1 metre to the site boundary as required by policy HOU14.
 - Macclesfield Local Plan retained policies DC1, DC2 and DC43
2. The proposed side extension would by reason of scale, form and design result in a cramped and intrusive form of development out of character with nearby properties and create a terracing effect.
3. The proposed extension would be unneighbourly to the next-door property.

Application No: 22/1242M

Location: 4 Lostock Hall Road, Poynton SK12 1DP

Proposal: Two storey side extension to create a ground floor store and first floor bedroom and ensuite

Recommendation: Building a two-storey extension within one metre of the boundary is a breach of Poynton Neighbourhood Plan policy HOU 14 and Macclesfield Local Plan retained policies DC1, DC2 and DC43.

1. The proposal to extend right up to the site boundary conflicts with the following planning policies:
 - Cheshire East Local Plan: SE1: Design and SD2: Sustainable Development.
 - Poynton Neighbourhood Plan policies HOU11, HOU13 and HOU14. There is no gap of 1 metre to the site boundary as required by policy HOU14.
 - Macclesfield Local Plan retained policies DC1, DC2 and DC43
2. The proposed side extension would by reason of scale, form and design result in a cramped and intrusive form of development out of character with nearby properties and create a terracing effect. There will be no external access to the rear garden.
3. The proposed extension would be unneighbourly to the next-door property.

Application No: 22/1331M

Location: 9 Pochard Drive, Poynton SK12 1JU

Proposal: First floor side extension and single storey rear extension and internal alterations

Recommendation: If the proposed two-storey side extension bordering the gardens of 1 and 3 Highfield Road has a gap of at least one metre to the site boundary, then the Town Council has no objection to this application. The plans are not clear on this issue.

However, if the gap to the site boundary is less than one metre, the Town Council objects as this is a breach of Poynton Neighbourhood Plan, the Cheshire East Local Plan and Macclesfield Local Plan retained policies.

1. The proposal to extend right up to the site boundary conflicts with the following planning policies:

- **Cheshire East Local Plan: SE1: Design and SD2: Sustainable Development.**
- **Poynton Neighbourhood Plan policies HOU11, HOU13 and HOU14. There is no gap of 1 metre to the site boundary as required by policy HOU14.**
- **Macclesfield Local Plan retained policies DC1, DC2 and DC43**

2. The proposed side extension would by reason of scale, form and design result in a cramped and intrusive form of development out of character with nearby properties and create a terracing effect. There will be no external access to the rear garden.

3. The proposed extension would be unneighbourly to the next-door property.

Application No: 22/1367M

Location: 66 Brookfield Avenue, Poynton, SK12 1JE

Proposal: Erection of single storey rear extension and two storey side extension. Loft conversion with flat roof rear dormer extension.

Recommendation: Poynton Town Council urges Cheshire East to review the proposed application to ensure that:

- 1. The proposed rear dormer does not cause a loss of privacy to neighbouring properties.**
- 2. The Highways Officer must confirm that, following the loss of access to the garage, there will still be sufficient car parking spaces for the extended house within the site.**

158. Communication Messages

1. SADPD
2. Planning Application 22/11338M - 43 London Road South, Poynton resubmission of 20/2361M. Should include explanation to residents that the comments on the previous application will not be carried forward and new comments should be made.

RESOLVED: That the two items above are agreed as communication messages in communication messages (NC)

Meeting end time: 8.35pm

Chair

Dated.....