

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 6TH JUNE 2022 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

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

Officers in attendance: Haf Barlow Town Clerk

1. 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.

2. Questions from members of the public

Members of the public were at the meeting to discuss Application 22/1483M Waterloo Road, Poynton, and the Gables, 1 Price Poultry Farm, Green Lane, Poynton.

RESOLVED: Questions from the public will be dealt with when the applications are heard. (NC)

3. Apologies for absence

Cllrs Ms H Whitaker, P Oakes

4. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

The Chairman proposed that planning applications 22/1483M and 22/1594M are brought forward on the agenda

RESOLVED: That the agenda is varied and applications 22/1483M Waterloo Road and 22/0128M are brought forward (NC)

5. Application No: 22/1483M

Location: Infill land to the south of Waterloo Road, Poynton

Proposal: Outline application for the erection of two dwellings (Use Class C3), access, parking and landscaping

Two members of the public spoke to object to planning application 22/1483M Waterloo Road, Poynton. They commented that the site is within the Green Belt and no further building should be allowed on Green Belt land. In addition, there are trees with Tree Protection Orders on the site

which will need to be felled to provide vehicular access. Local residents are also concerned about flooding and that the existing water and sewage infrastructure may not be able to cope with the extra load.

A second member of the public endorsed the points already been made and added further information regarding flooding that occurred on the site in July 2019.

Recommendation: Poynton Town Council oppose this application as an inappropriate development in the Green Belt.

- A. It will lead to a loss of openness and urbanisation of a semi-rural area in the Green Belt which is contrary to the National Planning Policy Framework and Policies HOU7, HOU8 and HOU11, EGB2, EGB8, EGB15 and EGB16 of the Poynton Neighbourhood Plan, Policies MP1, SD1, SD2, SE1, SE2, SE3, SE4, SE5, SE6, SE12, SE13, PG3 and PG6 of the Cheshire East Local Plan and retained policies BE2, GC12, DC1, DC3, DC9 and DC41 of the Macclesfield Local Plan.**
- B. The proposed development is an inappropriate form of development and in this location as it is not sympathetic to the site, immediately adjoining properties or the character or the surrounding housing area, so is contrary to Policy SD2 of the Cheshire East Local Plan. The proposed houses appear to be significantly larger than the existing houses on Waterloo Road.**
- C. 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 eastern semi-rural fringe of the town, the development would fail to meet the following policies of the Neighbourhood Plan: HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design) and EGB 2 (open spaces), EGB8 (protection of rural landscape), EGB15 (heritage assets) and EGB 16 (listed buildings).**
- D. The Town Council does not agree with the applicant's claim that the site can be regarded as "limited infilling in a village." The proposed houses would project significantly further back into open land than 7 Waterloo Road to the north and 56 and 57 Waterloo Road to the south. It therefore cannot be regarded as filling a "gap" between houses and would represent a significant incursion into the Green Belt, with a loss of openness and views from Waterloo Road across fields towards Poynton Coppice. It is contrary to policies PG3 and PG6 of the Cheshire East Local Plan**
- E. The Town Council notes that the land was used for agricultural purposes and does not qualify as a "brownfield" site for planning purposes.**
- F. Accessibility: The site is not accessible, and all trips are likely to be by private car.**
- G. 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. The site includes trees protected by a Tree Preservation Order. Development of this site and the loss of protected trees would be contrary to policy SE5 of the Cheshire East Local Plan and retained policy DC9 of the Macclesfield Local Plan.**
- H. An application in 2015 (ref. 15/4729T) to fell seven sycamore trees bordering Waterloo Road was rejected. The Cheshire East Trees Officer noted that no written evidence had been supplied from an arboriculturist to support claims that the trees were diseased and**

should be cut down. He commented: “An inspection of the trees found no obvious signs of structural weakness or decay sufficient to warrant their removal ...” and “In conclusion the Council considers that there are currently no Arboricultural justifications to warrant removal of all seven trees at the present time.”

- I. **Impact on Wildlife:** Undeveloped land of this type provides 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 houses 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 and policy SE3 of the Cheshire East Local Plan.
- J. **Flood Risk -** The loss of open land will reduce absorption of rainfall and increase run-off into the unnamed culverted stream (sometimes called Coppice Stream) which runs under Waterloo Road and then through Poynton to Poynton Brook. This caused severe flooding in June 2016 and July 2019. During the 2016 and 2019 Poynton floods, Waterloo Road was closed and several houses in the area were flooded out. At least one nearby resident has to maintain a sump pump in their cellar. We understand that the land was used in the past as a marl pit. Marl is impermeable and this confirms the land is at serious risk of flooding. The Town Council urges Cheshire East to seek the advice of their LLFA Flood Risk Team. This will ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan.
- K. **Possibly Contaminated Land:** Although the land is currently open, the former use for mining and related purposes indicates there is a risk of contamination. The applicants should provide a contaminated land survey, to ensure compliance with Policy SE12 (Pollution, Land Contamination and Land Instability) of the Cheshire East Local Plan.
- L. **Increased Use of Dangerous Junction -** The nearby junction between Waterloo Road and Coppice Road is poor with restricted sightlines. Waterloo Road itself is narrow at several points and increased traffic volumes should be avoided. The Highways Officer should review the application to ensure that there is no threat to highway safety.
- M. **Listed Building:** Waterloo House, a Grade 2 listed building, is close to the site. Waterloo House was originally a beam engine house for the Poynton collieries, dated 1815, which was converted to a house in 1850. Waterloo House is separated from the site by two smaller houses, but part of its garden adjoins the site. Development would damage the long-established setting of this important part of Poynton’s mining heritage and be contrary to Policy SE7 of the Cheshire East Local Plan, retained policy BE2 of the Macclesfield Local Plan and Policies EGB15 and EGB16 of the Poynton Neighbourhood Plan.
- N. **Coal Mining:** Waterloo House, which originally housed a beam engine, confirms the presence of at least one mine shaft in the immediate area. While the Coal Authority believes that mining did not take place under the immediate site, there must still be a risk of old mine workings in the area which may collapse due to construction work.
- O. **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.

- P. **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. Cheshire East Local Plan Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Retained Macclesfield Local Plan Policy DC3 states that development proposals should not significantly injure the amenities of adjoining or nearby residential properties through loss of privacy, loss of sunlight/daylight, visual intrusion, noise and disturbance and traffic generation.
- Q. **Utilities - Public utilities are under strain in the semi-rural areas of Poynton.** Local residents experience frequent electricity cuts, while residents of Waterloo Road have complained of the sewer along the road blocking and having to be cleared by residents. Both the electricity and sewer infrastructure are old and struggle to cope with increased development and the conversion of former commercial or agricultural land and 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.” (NC)

6. To receive, consider and agree a response to the planning appeal for application 22/0128M 1, Price Poultry Farm, The Gables, Green Lane, Poynton.

The member of the public, who was also the applicant, asked the Council what was needed to get the application passed. The applicant also confirmed that he had applied for planning permission for holiday lets but the Committee had not received the plans to date.

RESOLVED: That the Town Council write to the Planning Inspector stating that the Town Council maintains its previous position on the matter. (NC)

7. To approve the minutes of the Planning & Environment Committee meeting on 9th May 2022

RESOLVED: That the minutes of the Planning & Environment committee meeting held on 9th May 2022 were approved (5 for 1Abs)

8. To receive and consider the action log for 2022-2023

The Clerk drew the committee’s attention to completed actions

RESOLVED: That the action log be received (NC)

9. To receive and consider the Whaley Bridge Neighbourhood Plan and to agree any response.

The Chairman confirmed that Poynton Town Council have no concerns regarding the Whaley Bridge neighbourhood plan

RESOLVED: That the Whaley Bridge Neighbourhood Plan be received (NC)

10. To receive and consider the High Lane redesignation of Neighbourhood Forum and agree any response

**RESOLVED: That the High Lane redesignation of Neighbourhood Forum
Is noted (NC)**

11. Planning applications received for consideration.

Application No: 22/1813M

Location: 21 Chester Road, Poynton SK12 1EU

Proposal: Single storey rear extension with render finish and new automatic gates to driveway including the widening of the existing brick piers to provide better access from Chester Road.

Recommendation: Poynton Town Council has no objection to the proposed single-storey rear extension but would urge that the changes to the front access, including the proposed gates, be reviewed by the Highways Officer. Chester Road (A5149) is a busy A road and any proposed changes should ensure road safety. (NC)

Application No: 22/1726M

Location: Tower Gardens, South Park Drive, Poynton SK12 1BS

Proposal: Single storey rear and 1st floor side extension.

Recommendation: Poynton Town Council notes that "Tower Gardens" borders at least six other houses: Mere House, Asha House, 4 and 6 Millstone Close and two of the houses on the recently built King Pool Place development. The Town Council suggests that the Planning Officer should review the plans carefully to ensure there is no undue overlooking of neighbouring properties. If this is the case, then we have no objection to the proposed extensions. (NC)

Application No: 22/1689M

Location: 8 Oakfield Road, Poynton SK12 1AR

Proposal: Proposed garage conversion and single storey side extension.

Recommendation: Poynton Town Council has no objection to this application, providing that the Planning Officer is satisfied that it will not cause an undue loss of light and be unneighbourly to the next-door house at 6 Oakfield Road. (NC)

Application No: 22/1791M

Location: 15A Chester Road, Poynton SK12 1EU

Proposal: Proposed new side garage.

Recommendation: Poynton Town Council have no objection to this application, providing the gap between the proposed extension and the boundary with 11 Windsor Close is at least 1 metre, as required by Policy HOU14 of the Poynton Neighbourhood Plan and retained policy DC43 of the Macclesfield Local Plan. Should the gap be less than 1 metre, the Town Council objects to the application as this would breach these policies and also policy SD2 of the Cheshire East Local Plan. (NC)

Application No: 22/1697M

Location: 148 Park Lane, Poynton SK12 1RG

Proposal: Construction of a garden classroom to the side of the day nursery.

Recommendation: No objection (NC)

Application No: 22/0843M

Location: 39 Parklands Way, Poynton SK12 1AL

Proposal: The detached property will be developed towards the right-hand side into a double storey extension, alongside a single storey rear extension – including the existing garage. This will conclude in the property becoming a three-bedroom property, a new garage, utility space, alongside a large open-plan kitchen/diner/lounge.

Recommendation: Poynton Town Council has observed an apparent discrepancy between the application form and submitted plans. The “Description of Proposed Works”, as summarised by the applicant’s agent in section 3 of the application form, is: “Double storey extension to the right. Single storey extension to rear.”

However, this conflicts with the plans posted online, which appear to show a large but single-storey extension, which will incorporate the existing garage and go right up to the site boundary.

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

- 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 with the existing extension at 41 Parklands Way. There will be no external access to the rear garden. (NC)**

Application No: 22/1892M

Location: 19 Clifford Road, Poynton SK12 1HY

Proposal: Single storey side and rear extension.

Recommendation: No objection. (NC)

Application No: 22/1784M

Location: 6 Cedar Close, Poynton SK12 1PP

Proposal: Proposed two storey side and rear extension to semi-detached house providing open-plan Kitchen/Dining/Living space etc. & new master Bedroom / en-suite Shower etc.

Recommendation: No objection. (NC)

Application No: 22/1594M

Location: 129 Coppice Road, Poynton SK12 1SN

Proposal: Pair of semi-detached dwellings.

Recommendation: Poynton Town Council welcomes the demolition of the empty shop and redevelopment of this site. We have no objection in principle to the proposed new houses, which are an improvement on previous rejected plans (see 18/3818M). However, we urge that the Planning Officer review the plans to ensure that the proposed three-storey houses are not unduly dominant or unneighbourly to nearby houses, especially 125 and 131 Coppice Road. (Note there is no 127 Coppice Road).

The Highways Officer should be asked to review the proposed parking arrangements and access onto Coppice Road. There also appears to be no details of how wheelie bins will be stored within the site.

Application No: 22/2184M

Location: 23 Ivy Road, Poynton, Cheshire, SK12 1PE

Proposal: Proposed single-storey rear extension to expand 'open-plan' Kitchen & Family Living/Dining accommodation, plus alterations internally & to frontage for improved Entrance-Access with extended Study/Guest Bedroom adjacent (allowing for elderly-family member care-accommodation).

Recommendation: No objection, providing the Planning Officer is satisfied that that the proposed rear extension will not cause an undue loss of light or be unneighbourly to the next-door house at 21 Ivy Road. (NC)

Application No: 22/2162M

Location: 277 Coppice Road, Poynton, SK12 1SP

Proposal: Proposed new porch and loft conversion

Recommendation: Objection to the proposed first floor dormer window and Juliette balcony is unneighbourly and will lead to loss of privacy for the gardens of neighbouring properties and would be contrary to policies SD1 and SD2 of the Cheshire East Local Plan and DC1, DC2 reserved policies of the Macclesfield Local Plan. Cheshire East should also ensure that the proposed increase in floor area does not exceed the 30% limit for the Green Belt.

11. Communication Messages

22/1594M, 129 Coppice Road, 22/1786M, Land behind 197 London Road South.

12. To resolve to exclude the press and public on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

Resolved: That the press and public are excluded as there is confidential business to discuss. Manchester Airport have requested that no details of the consultation are shared with the public without their authorisation (NC)

Part B

13. To receive, consider and agree a response to the Manchester Airport Future Airspace.

The Clerk explained the background to the consultation which is part of the government's UK wide airspace modernisation strategy. Manchester Airport are currently engaging with stakeholders which include towns and parishes. Cllr Tim Swatridge provided further information on current arrangements and the proposed arrangements

Consultation responses are required by the 16th June, the proposals will then be submitted to the Civil Aviation Authority for approval.

RESOLVED: That the Clerk with support from Cllr Swatridge respond to the consultation (NC)

Meeting end time: 9.10pm

Chair

Dated.....