

## **Cheshire East Council Local Plan Part 2**

### **Poynton Town Council: SADPD examination**

#### **Matter 11 Recreation and Community Facilities**

##### **Green/open space protection (Policy REC 1)**

Q 172. Is Policy REC 1 justified, effective and consistent with the LPS and national policy in protecting open space in Cheshire East of recreational or amenity value? In particular:

- a) Is the inclusion of term 'green space' clear and unambiguous, is it clearly defined in the SADPD and is it consistent with national policy for the protection of open space?
- b) Is the methodology used to define open spaces for protection robust and are the areas of land identified on the Policies Map as protected open space justified, based on proportionate evidence?
- c) Is the identification of the following areas of land as protected open space justified based on their current status?
  - Land to the rear of 43 London Road North, Poynton
- d) Is the protection of incidental open spaces and amenity areas which are not identified on the Policies Map justified and effective, and is it compliant with Regulation 9(1)5 which requires the Policies Map to illustrate geographically the application of the policies in the Plan?

##### **Assessment**

This site at 43 London Road North Poynton was the subject of a recent planning application as follows

Cheshire East Application No: 20/2361M

Particulars of Development: Demolition of existing dwelling and erection of a residential development with associated access, car parking, landscaping and infrastructure

Location 43 London Road North, Poynton SK12 1AF for Mr Andrew McMurtrie, PH Property Holdings Ltd.

Further details of that application can be found here:

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/2361M>

## Decision

The application was refused by Cheshire East Council as the local Planning authority on 23 March 2021. There follows the details of the Planning decision notice

In pursuance of its powers under the above Act, the Council hereby REFUSES to grant planning permission for the above development referred to in the application and accompanying plans submitted by you for the following reasons:

1. The scale of the proposed development would result in an overdevelopment of the site leading to a lack of private amenity space for the occupants of the apartments and would appear out of character with the surrounding area. The proposal is therefore contrary to policies SD2 and SE1 of the CELPS and paragraph 127 of the NPPF.

2. The proposed development would be contrary to the interests of highway safety as it would result in an inadequate internal road width, contrary to the Cheshire East Design Guide and saved policy DC6 of the MBLP.

Decision dated: 23/03/2021 Signed by a Senior Planning Officer

NB1 Paragraph 127 of NPPF 2019 as referred to in the decision notice states as follows:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion

and resilience.

This text is now largely contained with paragraph 127 of NPPF 2021.

d) Is the protection of incidental open spaces and amenity areas which are not identified on the Policies Map justified and effective, and is it compliant with Regulation 9(1)5 which requires the Policies Map to illustrate geographically the application of the policies in the Plan?

NB2 Policy DC 6 of the Macclesfield Borough Local Plan is a Saved policy and the policy sets out that:

Where appropriate new development should normally meet the following circulate and access criteria:

There follows a list of 5 criteria relevant to vehicular, circulation and access matters.

In terms of the Inspector's question 172, Poynton Town Council are satisfied that the criteria set in the question are either currently satisfied within policy REC 1 or the Inspector can recommend any changes via modifications as appropriate.

## **Conclusion**

The recent planning refusal confirms that the site at London Road North is appropriate for designation for its recreational and amenity value. The Town Council support the Borough Council decision to refuse the application and to endorse the designation of this important parcel of land as set out in policy REC 1.