

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a scheduled meeting of the Planning and Environment Committee held at 8pm on Monday 12th October 2015 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor Mrs S-J Gilmore
Councillor C. A. Gorst
Councillor T Holbrook
Councillor I Hollingworth
Councillor Mrs J Sewart
Councillor M C G Sewart (VC)
Councillor G Smith
Councillor Mrs N Wylie

Also in Attendance :- Cllr M Beanland attended under SO54, substituting for Cllr L Berry
Cllrs H Murray and L Podmore attended under SO 56

45 Apologies for Absence

Apologies were received from Cllrs MCG Sewart (on CE business) and Mrs N Wylie.

46 Declarations of Disclosable Pecuniary or Other Interests

Cllr L A Clarke declared a non-pecuniary interest in planning application 15/4484M on the grounds that his mother lived on the same street.

Cllrs Mrs J Saunders and Cllr C A Gorst declared a non-pecuniary interest in planning application 15/4252M, inasmuch as they are Trustees of the Poynton Almshouse Trust, for which the applicant is the Secretary.

Cllr Mrs J Saunders declared a non-pecuniary interest in planning application 15/4484M, inasmuch as the applicant is a long-standing acquaintance.

Cllr L Podmore declared a non-pecuniary interest in planning application 15/4484M inasmuch as he is acquainted with the applicant through work and for planning application 15/3853M inasmuch as his son is friends with the applicant's son.

47 To Approve Minutes of Meeting held on 7th September 2015

RESOLVED: That the minutes of the meeting held on 7th September 2015 are approved as an accurate record (9 - 1 abstention)

RESOLVED; That Items 4.2 (15/4137M) and 4.5 (15/4218M) are brought forward on the agenda (NC)

48 Applications Received to Date

48- 1	15/3853M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Chirputkar Mr K	Date Received :-	30/09/2015
	Location :-	22 Clifford Road Clifford Road Poynton SK12 1HY	Date Returned :-	12/10/2015
	Proposal :	Side extension on top of existing garage.		
	Observations :	Recommend no objection (NC).		

48- 2	15/4137M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Hillcrest Homes	Date Received :-	15/09/2015
	Location :-	The Grange South Park Drive Poynton SK12 1BS	Date Returned :-	12/10/2015
	Proposal :	Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works. Amendment to previous application 13/1165M.		
	Observations :	Recommend refusal. Breach of Policy H12 of the Macclesfield Borough Local Plan (low density housing areas). Contrary to statements by the developer, the site for development cannot be regarded as previously developed (brownfield) land. The definition excludes "land in built-up areas such as private residential gardens.....which, although it may feature path, pavilions and other buildings, has not been previously developed" (Planning Policy Statement 3 - Housing (PPS 3).		
		MBC Standard Conditions and Reasons for Refusal - RO1LP - Contrary to provisions in the Macclesfield Borough Local Plan; RO1TR and RO2TR - Loss of protected trees and threat to protected trees respectively; RO1NC - Threat to the habitat of protected species, namely badgers, bats, newts and herons. RO2RD - Loss of privacy, on the basis of overlooking - the area for development is several feet higher than the surrounding properties; RO3RD - Cramped development; RO7RD - Development unneighbourly. Members also were also concerned about the overall impact this development would have on the character of the area, and its effect on the lake, a historic feature connected to a larger body of water, Poynton Pool, and the potential noise and other forms of pollution. In addition, Cheshire East are requested to ask their Archaeology Service to assess the impact this development would have on the lake, an artificial feature more than 200 years old, which once formed part of the garden of Poynton Towers. (NC)		
		- The property development in no way addresses the previous concerns addressed by the Inspector in 2014 - Our extreme concerns about the development - The concern expressed by local residents at the lack of accuracy of the plans		
		Residents were present, all opposing the application. Mr Tony Miles from 11 Millstone Close read from a prepared statement and circulated a prepared image, and Professor O'Donoghue from 6 Millstone Close read from a prepared statement. Ms Rachel Whittal from 7 Millstone Close voiced concerns about the proposed building on badger setts and circulated a plan of these.		
		Cllr H Murray agreed with Cllr Mrs J Saunders that this decision should be called in so that the decision will not be made by CE officers.		
		RESOLVED; That Items 5 onwards on the agenda are brought forward as the next items (NC)		

48- 3	15/4143M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Roger Mr W	Date Received :-	21/09/2015
	Location :-	Lower Park Garage Woodford Road Poynton SK12 1ED	Date Returned :-	14/10/2015
	Proposal :	Proposed demolition of 3 existing buildings and erection of a residential development, comprising four buildings of 2.5 storey, accommodating eight, 4 bedroom dwellings, with parking and a new access road.		

48- 8	15/4408M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Blousfield Mr R	Date Received :-	30/09/2015
	Location :-	91 Clumber Road Clumber Road Poynton SK12 1NW	Date Returned :-	14/10/2015
	Proposal :	Sub-division of land within existing dwellings plot. Demolition of existing outhouse building and construction of new 2 storey dwelling house (to existing buildings footprint) with off road parking and amenity space (refer to previously approved application 15/0344M)		
	Observations :	Recommend no objection.		

49 CE Local Plan Strategy: Update

Mr John Knight gave a verbal update to his written report, identifying five changes:

1. Public consultation. John Knight read out the CE press release confirming they will be carrying out consultation on site allocations and the Enquiry but there is no clear time-table.
2. Further representations. The Town Council has been invited to the sessions as a participant or observer. All 150 representations are now on the CE website, including that made by the Town Council.
3. Site allocations will be dealt with in Spring 2016 after the public consultation.
4. The Programme Officer has sent a letter to say that no further representations can be made and only strategic matters will be addressed.
5. A Freedom of Information request to CE revealed that most consultation with Town and Parish Councils has been in the South.

Cllr H Murray said that Rachel Bailey had replied to a resident that the Town Council had attended a workshop to comment on the changes on 3rd August and attended a more detailed meeting on 11th August 2015. Cllr L A Clarke said that this was not a Town Council meeting but a Neighbourhood Plan meeting, and that two Councillors were invited to a meeting on Weds 14th October with Adrian Fisher, Head of Planning Strategy at CE and Arup.

Mr Knight said that the actual sites will be considered next Spring and that there had been an uplift in numbers for the North. The Inspector is asking whether alternatives to the Green Belt have been assessed and Poynton will find this difficult as the town has a character and physical, environmental and infrastructure limits. The Inspector's letter dated 22nd September 2015 asks whether CE's identification of potential urban and brownfield sites is soundly based. CE want a buffer of 20% ie potentially 800 houses of which 650 are delivered.

Mr Knight explained that the housing figure is backdated to 2010 and Cllr L A Clarke stated that there have been about 97 new houses since then, including those discussed tonight, plus Vernon School, the telephone exchange, Sports Club and Armcon sites identified in the SHLAA but CE are pushing ahead with greenbelt development, Macclesfield has many derelict sites and could develop decent densities but developers prefer to build in the North, particularly with the development of the Ring Road, and as greenfield sites are easier.

Mr Knight suggested discussions be held with other Northern towns as the Inspector suggested that it would be helpful if agreements could be reached beforehand.

Cllr L A Clarke read the letter from Adrian Fisher inviting two Councillor representatives to meet on Wednesday 14th October.

RESOLVED; That Cllrs M Beanland and L A Clarke attend on behalf of the Town Council (NC).

(Cllr Ian Hollingworth left the meeting).

50 Poynton Neighbourhood Plan

Cllr Mrs J Sewart gave a verbal report on the progress of the Plan. All the volunteer groups are writing policies, which will be presented at the next meeting on 22nd October for Mr John Knight to formalise. Cllr Mrs J Sewart and Mr John Knight met Harrow Estates who have made representations to CE to develop the Green Belt but were told CE is working to the Macclesfield Borough Council Plan. Cllr Mrs J Sewart said the expectation is that new housing will follow the Ring Road and there will be 1200 houses on the airfield site in the next 70 years. A care home which has outline planning permission for 70 units is not viable as it needs 120 units, so is not likely to progress.

The Neighbourhood Plan Steering Group was addressed by a representative from the Poynton Industrial Estate who said it is not fit for purpose and employers should move to Adlington Industrial Estate instead.

The public exhibition may be delayed and will be discussed at the meeting on 22nd October 2015.

The group is working closely with the Adlington Neighbourhood Plan group.

RESOLVED: That the report be received and Cllr J Sewart thanked for her work on the Neighbourhood Plan (NC).

(Mr John Knight left the meeting at 9.25pm).

51 Poynton Relief Road and A6 MARR Road

A6 MARR Road

Cllrs H Murray, M Beanland and M C G Sewart attended a meeting with CE, Handforth and Disley Councils. CE reported that they have conducted a value engineering exercise; delayed work because items of archaeological interest were removed for analysis; moved wildlife to another site; use vibration recorders; put down 36km of fence to protect newts; employed local people, with the peak being on-site in Summer 2016 and are creating a positive legacy and charity work. The meeting did not address traffic hold-ups, the effect on utilities or co-ordination with developers in neighbouring authorities. There will be quarterly meetings.

Poynton Relief Ring Road

Proposed that the Clerk issue a PUN to advise residents of the times and venues of the consultation meetings to encourage them to attend, update the website and display a poster with this information in the Civic Hall.

RESOLVED: That the correspondence from CE is received and the proposed action to publicise the Relief Road consultation is taken forward by the Clerk (NC)

(Cllr M C G Sewart joined the meeting at 9.35pm).

52 Air Quality Monitor

In response to a question from Cllr L Berry, Cllr L A Clarke said that the monitor is useful as there is a high reading on London Road South, and there are concerns about the A6 MARR road and work on the Aldi site will make this worse.

RESOLVED: That the proposed Service Level Agreement between CE and Poynton Town Council be approved, and that the first part of the Year 1 cost be paid in November and the second part at the start of the financial year (NC)

53 Planning Appeal: 14/4503M - Land adjoining Coppice Road

RESOLVED: To note the outcome of the planning appeal (NC)

54 Action taken under SO51

RESOLVED: That action taken under SO51 regarding three planning applications on 15th September and one on 22nd September is noted (NC)

55 Action taken under SO51 Development sites in the Green Belt

The media release was in the Poynton Post. Cllrs L A Clarke and M C G Sewart went to the CE Cabinet meeting.

RESOLVED: That action taken under SO51 is noted (NC)

(Cllrs H Murray and L Podmore left the meeting at 9.50pm).

RESOLVED: To close the meeting at 10pm and to consider the remaining business at a special meeting at 7.15pm on Monday 19th October.

The Meeting closed at : 10pm

Signed :

Chairman

Date:

On behalf of :-

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