

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 4th April 2016 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 L Podmore
Councillor G Smith

109 Apologies for Absence

Cllr M C G Sewart

110 Declarations of Disclosable Pecuniary or Other Interests

Cllr Clarke declared a non-pecuniary interest in application 15/4137M as he is acquainted with Mr and Mrs Stephenson, neighbours, in attendance about this application.

111 Approve Minutes of Meeting held on 14th March 2016

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 14th March 2016 are approved (7 for, 1 abstention)

The Chairman proposed that with members of the public in attendance to speak there is an amendment to the order of agenda to consider next Planning Application 15/4137M.

RESOLVED: That Planning Application 15/4137M is considered as the next agenda item (NC)

112 Planning Application 15/4137M

Mr Tony Miles of South Park Drive spoke on application 15/4137M. Mr Miles shared with the committee the letter submitted by residents to Cheshire East on 21st March 2016 with regard to the planning application in which residents raised a number of concerns including drainage issues, ecological concerns, effect on visibility for existing properties, points of access and the fact that there have been no noise reduction measures implemented. Mr Miles explained that in the response received from the CE Planning Officer none of the issues raised by residents have been addressed. Furthermore, residents are very concerned that a number of inaccuracies remain in the information and are in fact misleading rather than statements of fact. Also CE had failed to keep a resident from Towers Gardens informed of developments. The resident who does not have access to the internet was not informed by post.

Professor O'Donoghue of 6 Millstone Close added that in the response received from the CE Planning Officer the amendments are not significant and are incorrect.

Cllr Mrs Saunders informed residents that she will be attending the Northern Planning meeting this week to speak against the proposal. Cllr Mrs Saunders explained that previously there was an issue with Plot 6 and there has been an amendment to ensure this is compliant; however, the amendment causes the proposed house in Plot 6 to be closer to the lake. Also another planned property plot sits over a badger sett. In addition, a resident from 1a Waters Reach had requested planners to take the view from this property which sits in a hollow to understand the impact of the planned properties. The resident has only received a letter of acknowledgment from CE with no other response or explanation. In general, there are a number of ecological issues and concerns including communication with residents on the consultation.

A resident also reported the impact of unknown culverts on properties in the past.

Residents agreed that the original planning application was for the building of five properties and not eight. Residents confirmed that they consider building five houses on this site as acceptable.

Following consideration, the committee agreed that although the Town Council have responded to this plan previously the Town Council should send a follow up response as follows.

The Town Council have studied the revised plans posted by CE on the CE website in March.

RESOLVED:

- 1.The Town Council regret that CE did not inform the Town Council that these plans had been posted.
- 2.The Town Council consider the proposed changes with regard to the three houses to the East of the site do not address the issues accepted by the Inspector in the report on the previous application.
- 3.The Town Council are concerned that this appears to endanger a badger sett and involve removal of more protected woodland than the previous plans. (NC)

RESOLVED: That the response to planning application 15/4137M is approved as stated (NC)

The Town Council are particularly concerned about the plan to build two properties out over the surface of the lake which could involve piling which could damage the land and the Town Council are aware of the existence of culvert pipes which may not be fully mapped or known in the area and the possible impact on the lake and the nearby land and properties.(NC)

It was proposed that the Town Council will reply to inform CE that Cllr Mrs Saunders will attend the CE meeting on Wednesday 6th April 2016 and will be speaking and reflecting the views of the Town Council.

RESOLVED: That Cllr Mrs Saunders will attend the CE Planning meeting on Wednesday 6th April 2016 and will be speaking on planning application 15/4137M and reflecting the views of the Town Council.

113 Poynton Neighbourhood Plan

The committee received a verbal report from Cllr Mrs Sewart on the Neighbourhood Plan. Cllr Mrs Sewart updated as follows:

The exhibition held on the consultation has now closed.

A large proportion of consultees are older people.

The Neighbourhood Plan Steering Group would like to encourage other cohorts / groups to respond.

The Green Belt Group are looking for further suggestions on ways to protect from development and will report to the Steering Group.

Mr John Knight has started to look at compiling the draft Neighbourhood Plan in its entirety ready to go out to consultation.

RESOLVED: That the report is received with thanks to Cllr Mrs Sewart (NC)

114 Cheshire East Local Plan Strategy

The committee received the written report from Mr John Knight, Chartered Town Planner. The Chairman noted that this is a very good report and summarises very well the Town Council concerns about strategic issues dealt with in the Local Plan and this report should form the basis of the Town Council submission to the Local Plan and consultation. Concerns on three sites are covered by the Town Council exhibition.

A member stated that residents should be reassured that the members of the Town Council at every opportunity are putting pressure and giving points of views to try to convince Cheshire East to protect the Green Belt. In addition, the Town Council Cheshire East councillors are also working in the background with their colleagues at CE trying to muster support. Without this support the future is not in the hands of the Town Council.

Has the Town Council received a specific response to the questions raised on the infrastructure and traffic issues with respect to the strategic sites?

A partial reply only was received but this does not include any traffic figures.

The Clerk will pursue this information.

Do we know if the website is working and why the site was down for a period of time?

A resident has noted that there is a delay of four or five days before responses are appearing on the website. The Town Council will continue to monitor the situation.

Do we know how many residents attended the library exhibition?

There appears to have been a good steady attendance. Residents have been encouraged to complete the forms on-line.

The committee considered whether to publicise the information further. There was a suggestion to add the on-line link to the Facebook page and also to post banners to urge residents to respond to the Local Plan.

Resolved:

To receive the report from Mr John Knight.

That the report forms the basis of the Town Council submission to the Local Plan with the addition of specific points regarding the various sites and traffic which have already been raised by the Town Council at the exhibition and elsewhere.

That Cllrs L Podmore and L A Clarke are given delegated powers under SO51 to approve the final submission

The Clerk has delegated authority to organise the posting of these responses on the CE website.

RESOLVED: That the proposal as stated is approved (NC)

There was an additional amendment to the proposal to include:

Delegated authority to the Chairman and Cllr Podmore to approve in conjunction with the Clerk the provision of banners to publicise the Local Plan.

RESOLVED: That Cllr Lee Podmore and Cllr Laurence Clarke are given delegated powers under SO51 to approve the final submission, and the Clerk is authorised to organise posting on the CEC website.

RESOLVED: That the amendment to the proposal as stated is approved (NC)

115 Correspondence from David Rutley MP

RESOLVED: That the correspondence received from David Rutley MP, dated 18th February 2016 and 22nd March 2016, about the CE Local Plan is received (NC)

116 To consider the draft CE Borough Design Guide

The Chairman noted that Cllr Sewart was due to raise this issue with CE and in his absence the item was deferred for consideration at the next committee meeting.

RESOLVED: That consideration of the draft CE Borough Design Guide is deferred to the next Planning and Environment committee meeting (NC)

117 Applications Received to Date

117- 1	16/1148M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Seville	Date Received :-	29/03/2016
	Location :-	3 Waters Reach Waters Reach Poynton SK12 1XT	Date Returned :-	06/04/2016
	Proposal :	Single storey rear extension		
	Observations :	Recommend no objection (NC)		
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117- 2	16/1250M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Terry Navin	Date Received :-	22/03/2016
	Location :-	Land adjacent to 12&14 Hazelbadge Road Poynton SK12	Date Returned :-	06/04/2016
	Proposal :	Variation of condition 2 (part) on approved application 15/1461M- Erection of a four bedroom detached house with car parking		
	Observations :	A local resident was present and spoke briefly regarding this application Recommend refusal, on the basis of RO3RD: cramped development (MBC - Standard Conditions and Reasons for Refusal, 2007 (NC)		

117- 3 16/1359M Plot Ref :- Type :- FULL
Applicant Name :- Miss Ashleigh Michnowiec Date Received :- 29/03/2016
Location :- Former Woodford Aerodrome Site Date Returned :- 06/04/2016
Chester Road
Poynton
SK12
Proposal : Removal of condition 4 (supplementary phase11 investigation) on approval 13/4458
Observations : Recommend Refusal: Conditions in the original planning application(13/4458) are merited and should not be removed.The Town Council believes a full investigation should be carried out in view of the site's long standing as an airfield (NC)

117- 4 16/1372M Plot Ref :- Type :- FULL
Applicant Name :- Mr & Mrs Williams Date Received :- 22/03/2016
Location :- 19 Tapley Avenue Date Returned :- 06/04/2016
Tapley Avenue
Poynton
SK12 1XX
Proposal : Revised design for lower proposed side extension only following approval 13/3933M
Observations : Recommend no objection (NC)

117- 5 16/1395M Plot Ref :- Type :- FULL
Applicant Name :- Mr P Bailey Date Received :- 30/03/2016
Location :- 35 Brookside Avenue Date Returned :- 06/04/2016
Brookside Avenue
Poynton
SK12 1PW
Proposal : Proposed single storey rear extension
Observations : Recommend no objection (NC)

117- 6 16/1493M Plot Ref :- Type :- FULL
Applicant Name :- Mr Nicholas Bacon Date Received :- 30/03/2016
Location :- Fingerpost Cottage Date Returned :-
Woodford Road
Poynton
SK12 1DY
Proposal : Two and one storey extension and internal alterations to the existing cottages, new garage and new boundary treatments
Observations : Recommend refusal, on the basis of R02HW: Inadequate visibility (MBC - Standard Conditions and Reasons for Refusal, 2007) (NC).
PTC:
1.Requests a full and thorough review by the CE Highways Officers, including a site inspection, of the proposed accesses and egresses of the site, bearing in mind that the property is situated at an exceptionally busy junction which has been the site of several serious road traffic accidents in recent years.
2.Has concerns about the replacement of the low hedge with a 1.8 metre wall which would obstruct visibility of vehicles entering and leaving the site and is out of character with the existing semi-rural site on the edge of Poynton.

The Meeting closed at : 9.10pm

Signed :

Chairman

Date:

On behalf of :-

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