

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 7.30pm on Monday 17th October 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor C. A. Gorst
Councillor I Hollingworth
Councillor L Podmore (VC)
Councillor G Smith

Also in Attendance :- Under SO56 Cllr L Berry
Under SO54 Cllr M Beanland substituting for Cllr Mrs J Saunders
Under SO54 Cllr Mrs J Sewart substituting for Cllr M Sewart

79 Questions from members of the public

None.

80 Apologies for absence

Cllrs Mrs S-J Gilmore, T Holbrook, Mrs J Saunders and M Sewart

81 Declarations of disclosable pecuniary or other interests

Cllr Mrs Sewart declared a personal interest in planning application 16/4846M, her son lives nearby, and abstained from the vote.

82 Approve minutes of meeting held on 3rd October 2016

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 3rd October 2016 are approved (5 for, 2 abstentions)

83 Poynton Relief Road

Mr Skeet, Senior Project Leader, Strategic Highways and Transportation at Cheshire East, spoke on the planning application for the Poynton Relief Road 16/4436M which has been lodged with both Stockport and Cheshire East Councils. He outlined the timeline and process of consultation to the committee members. There is a 16 week determination period for the scheme and this includes the current three week consultation period. Following the determination period there is a six week call-in period by the Secretary of State. Mr Skeet confirmed that additional funding for the scheme will include s106 monies. It is hoped that planning consent is granted in January 2017 and following this draft orders will be published. A public enquiry will then follow. Mr Skeet provided the following programme of anticipated completion dates but noted that this is dependent on third parties:

Draft Orders - January/February 2017
Public Enquiry - October 2017
Advance works commence - June 2018
Construction starts - July/August 2018
Completion - August 2019

Mr Skeet noted that this is a relatively simple scheme. There are a lot of ecological mitigation issues which are addressed by the Environment Agency. He confirmed that there is no impact on any existing buildings. Mr Skeet shared the detailed plans with members to explain the scheme further.

A member noted that it is hoped that the scheme would proceed with no vehicular junctions provided between Chester Road and London Road, this is designed to be a relief road and not an access road. Mr Skeet confirmed that this is designed to be a relief road for Poynton with a HGV ban subject to the necessary traffic orders.

A member noted, with appreciation, the amount of work that has been undertaken in protecting the environment.

The following proposal was received:

Mr Skeet is thanked for attending and sharing the detailed large scaled maps. The Town Council support the proposed Poynton Relief Road and welcome that this is finally moving towards a conclusion and hope that it proceeds with due expediency. That the road is built as the plans state and the Town Council would object strongly to any attempt to provide additional vehicular accesses between the planned junctions of Chester Road and London Road.

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

Cllr Berry left the meeting.

84 Cheshire East Local Plan Strategy

Mr John Knight spoke on his written report and provided a verbal update on the Cheshire East Local Plan Examination Hearings.

A member noted that at the examination hearing there was a demonstrably false statement made in relation to the housing figures. It was proposed that the Deputy Clerk is requested to email Mr Fisher pointing out that inaccurate information was stated and offer to invite Mr Fisher to remove the statement before the examination closes. Mr Knight noted that it is possible that Mr Fisher may not have seen the evidence by the deadline and it is important to not only establish the accurate housing figures but also point out where this information is stated.

Mr Knight confirmed that this is the final week of the examination and Wednesday and Thursday are when the housing land supply will be considered again across the Borough. Mr Knight will attend on those two days and ensure information is available.

Mr Knight confirmed that the Inspector and Kerry Trueman, Cheshire East Local Plan Programme Officer, are aware that the Neighbourhood Plan is available on the Cheshire East website.

Mr Knight confirmed that he will write a report following the final week of the examination for the next committee meeting.

RESOLVED: That the Cheshire East Local Plan Strategy: Response to Housing Supply and Delivery Topic Paper, prepared on behalf of Poynton Town Council and submitted on the 6th October 2016 is noted. That the written and verbal report is received with thanks from Mr Knight. That the Deputy Clerk draft an email to be approved by the Chair and Vice Chair of the committee and sent to Mr Fisher, copied to the Inspector's PA, Kerry Trueman, to the CE Poynton Town councillors and David Rutley MP pointing out that inaccurate information was given to the enquiry last Tuesday 11th October 2016 regarding housing commitments and asking that the correct information be given during the enquiry this week. That a provisional arrangement be made for an extraordinary Planning and Environment committee meeting on 31st October 2016 if this is necessary to consider further developments with the Local Plan (NC)

85 Neighbourhood Plan Update

Cllr Podmore updated Members on the Neighbourhood Plan:

Publicity banners are due to be displayed in locations in Poynton this week. The website has received numerous hits.

RESOLVED: That the verbal report is received. That the correspondence regarding the Goostrey Neighbourhood Plan Pre-Submission Version (Regulation 14) is received (NC)

86 Fly Tipping

From discussion it was noted that any examples of fly tipping should be forwarded to Phil Cunningham, the Town Council Operations Manager. Incidents of fly tipping at Glastonbury triangle were reported.

RESOLVED: That the press release from Cheshire East, dated 10th October 2016 relating to a new task force tackling fly tipping is received (NC)

87 Applications Received to Date

87- 1 16/4712M Plot Ref :- Type :- FULL
Applicant Name :- Mr D Rose Date Received :- 04/10/2016
Location :- 15 Tulworth Road Date Returned :- 19/10/2016
Tulworth Road
Poynton
SK12 1BQ
Proposal : Proposed side and rear single storey extension
Observations : Recommend no objection (NC)

87- 2 16/4762M Plot Ref :- Type :- FULL
Applicant Name :- Mr & Mrs Millward Date Received :- 04/10/2016
Location :- 4 Clifford Road Date Returned :- 19/10/2016
Clifford Road
Poynton
SK12 1HY
Proposal : Demolition of conservatory, single storey rear extension and enlargement of first floor
dormer to right elevation
Observations : Recommend refusal
Rejection on the basis:
RO2RD loss of privacy
RO6RD extension unneighbourly
Specifically due to the dormer on the side which will intrude on the privacy of the
neighbouring property.
(NC)

87- 3 16/4819M Plot Ref :- Type :- FULL
Applicant Name :- Ms Kate Lawlor Date Received :- 04/10/2016
Location :- 7 Waters Reach Date Returned :- 19/10/2016
Poynton
SK12 1XT
Proposal : Second storey extension over existing garage, single storey rear extension, garage
conversion and integral alterations
Observations : Recommend no objection (6 for, 1 against)

87- 4 16/4846M Plot Ref :- Type :- FULL
Applicant Name :- Mr & Mrs Butterworth Date Received :- 06/10/2016
Location :- 4 Balmoral Drive Date Returned :- 19/10/2016
Balmoral Drive
Poynton
SK12 1JN
Proposal : Demolition of existing sunroom to rear of property,
Ground floor single storey extension to rear of property.
Observations : Recommend no objection (6 for, 1 abstention)

87- 5 16/4890M Plot Ref :- Type :- FULL
Applicant Name :- Mr Matt Coath Date Received :- 11/10/2016
Location :- 16 Dickens Lane Date Returned :- 17/10/2016
Dickens Lane
Poynton
SK12 1NL

Proposal : Two storey side extension

Observations : Recommend refusal
Rejection on the basis:
RO3RD cramped development
RO6RD extension unneighbourly
(6 for, 1 against)

88 Communication messages

RESOLVED: The Town Council support the proposal for the Poynton Relief Road with a brief summary of the possible timetable. Although no commitment has been made at this time, the Department of Transport are considering once the Relief Road and SEMMMS roads are complete, banning HGVs from Poynton except for those accessing addresses in Poynton (NC)

The Meeting closed at : 9.10pm

Signed : _____ Chairman Date: _____

On behalf of :- Poynton - with - Worth Town Council