

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 18th July 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor C. A. Gorst  
Councillor M C G Sewart (VC)

Also in Attendance :- Under SO54 Cllr Mrs Sandra Horsman for Cllr Lee Podmore  
Under SO56 Cllr Howard Murray (from item 4 )

### **27 Questions from members of the public**

There were no members of the public in attendance.

### **28 Apologies for absence**

Cllr Mrs S-J Gilmore, Cllr T Holbrook, Cllr I Hollingworth, Cllr L Podmore, Cllr G Smith, Cllr Mrs J Saunders.

### **29 Declarations of disclosable pecuniary or other interests**

Cllr Clarke declared a pecuniary interest in 16/3244M as a part owner of property in the vicinity and withdrew from the meeting for this item.

### **30 Approve minutes of meetings held on 6th June 2016 and 4th Ju**

The following amendment to the minutes of the 6th June 2016 was agreed:  
That the presence of Cllr C Gorst at the meeting be recorded.

RESOLVED: Subject to the amendment, the minutes of the meeting of the Planning and Environment Committee held on 6th June 2016 are approved (NC)

Cllr Murray joined the meeting.

RESOLVED: The minutes of the meeting of the Planning and Environment Committee held on 4th July 2016 are approved (NC)

The Chairman proposed that an item relating to car parking charges at Nelson Pit be added to the agenda under SO 51.

RESOLVED: That an item on car parking charges at Nelson Pit be added to the agenda

### **31 Neighbourhood plan update**

Cllr Clarke briefed the Members on the Neighbourhood and Local Plans.  
Mr John Knight, Chartered Town Planner, was providing support for both the Neighbourhood Plan and Local Plan on a pro bono basis. Further assistance is required with both plans. A fee proposal from Mr Knight was shared with the Committee.

The fee proposal covered the preparation for, representation and attendance at the Local Plan Examination Hearings and the analysis of evidence, advice and assistance in the preparation of the Neighbourhood Plan. The day rate proposed was based on the standard Cheshire Community Action day rate of £270 per day.

RESOLVED: That the report from Cllr Podmore is received (NC)

RESOLVED: That the fee quotation dated 16th July 2016 from Mr John Knight for assistance in the preparation, representation and attendance at the Local Plan Examination, together with the advice and services to the Town Council for the Neighbourhood Plan preparation from August to October 2016 is approved at the rate of £270 per day plus travel expenses at 40p per mile, up to a maximum of 10 days (NC)

RESOLVED: That the daily rate of £270 plus travel at 40p per mile for the bringing together, filling in the missing evidence gaps and preparing the Neighbourhood Plan ready for submission is approved up to

a maximum of 10 days (NC)

### **32 CE Local Plan Strategy: update**

Note from Stephen Pratt, Development Plan Inspector to Cheshire East, dated 16th June 2016  
RESOLVED: That the note from the Inspector, Mr Stephen Pratt, is received.

Local Plan Highways Settlement Summary, CE dated June 2016

The Highway Settlement Summaries was received by the Town Council. It was proposed that the Clerk on behalf of the Town Council write to Mr Adrian Fisher the Head of Planning Strategy and send a copy of the letter to Cllr Rachel Bailey, the Inspector Mr Stephen Pratt, Cllr Ainsley Arnold and Cllr David Brown expressing disappointment that the treatment of Poynton in the document was inadequate. The document failed to address the serious traffic congestion experienced in the village throughout most of the day. It does not reflect that the highways issues relating to the junction of the A523 London Road /A5149 Chester Road are longstanding and are caused, in part, by locally generated traffic which will only be partially mitigated by the proposed Poynton Relief Road. The strategic sites proposed by Cheshire East in the Local Plan would cause serious congestion on other roads such as Dickens Lane, Hazelbadge Road, London Road South and Chester Road. This would not be mitigated by the Poynton Relief Road. The report is inadequate for input into the Local Plan.

RESOLVED: That the Highway Settlement Summaries document is received and that the proposal as stated is approved (NC)

RESOLVED: That the Chairman and Vice Chairman be given delegated powers to approve the draft letter written by the Clerk (NC)

Letter from Mr Adrian Fisher, Head of Planning Strategy, CE, to the inspector, about key policy issues dated 4th July 2016

RESOLVED: That the correspondence from Adrian Fisher to the Inspector is received (NC)

Two emails from Adrian Fisher, Head of Planning Strategy in response to emails from the Town Clerk dated 8th July 2016

Email correspondence from Adrian Fisher was received by the Town Council. It was proposed that the Town Clerk respond to the email from Mr Adrian Fisher regarding traffic flows to the effect that Hazelbadge Road and Dickens Lane are roads that are heavily used. Hazelbadge Road is used by pupils attending local schools and is also used for parking for the railway station. Dickens Lane is used by parents of pupils attending Poynton High School, Vernon Primary School and St Paul's Catholic Primary School. The Town Council are concerned about both roads from a road safety point of view but also the capacity of the roads to carry the additional traffic generated by the strategic development that Cheshire East are proposing.

RESOLVED: That the correspondence from Mr Adrian Fisher is received and that the proposal as stated is approved (NC)

Email from Kerry Trueman, Local Plan Programme Officer, Cheshire East, dated 12th July 2016

Members received the email from Kerry Trueman, regarding the resumption of the examination hearings dated 12th July 2016. It was proposed that Mr John Knight is asked to represent the Town Council at the procedural meeting on Tuesday 23rd August 2016.

RESOLVED: That the correspondence from Ms Kerry Trueman is received (NC)

RESOLVED: That Mr John Knight is asked to formally represent the Town Council and the procedural meeting on the 23rd August (NC)

CE Site Selection Final Report: Poynton dated July 2016

The document, Site Selection Final Report: Poynton, was received by Members. The document confirms the intention of Cheshire East to proceed with the development of strategic sites as previously proposed.

There were no proposals to change the green belt land in Higher Poynton. The sites recommended for inclusion in the Local Plan Strategy are 22 hectares of Safeguarded Land at Woodford Aerodrome, a development of 150 new homes at Sprink Farm, 150 new homes on land adjacent to Hazelbadge Road, 150 homes on land to the South of Chester Road and 10 hectares of employment land at Adlington Business Park.

RESOLVED: That the report is received. The Chairman draft a detailed response to the Site Selection

**33 Former Vernon Infants School update**

A verbal report was received from the Deputy Town Clerk regarding the disposal of the former Vernon Infants School Site.

RESOLVED: The verbal report from the Deputy Town Clerk is received. The Deputy Town Clerk to obtain further information from Lee Beckett at Cheshire East and the item added to the next agenda for the Planning and Environment Committee (NC)

**34 CE Council Section 106 Monitoring Officer**

The correspondence from the Section 106 Monitoring Officer was received by members.

RESOLVED: That the correspondence is received (NC)

**35 Natwest Bank Poynton branch closure**

The Natwest Bank have declined to reconsider the closure of the Poynton Branch.

RESOLVED: The decision of the Natwest Bank not to reconsider the closure was noted with regret. Cllr Geoff King, Mr Keith Lambert and David Rutley MP, were thanked for their hard work and support (NC)

**36 Air quality monitor update**

A response from Phil Mason at Cheshire East regarding the VAT situation was still awaited. No response is expected due to their work commitments for approximately three weeks.

The data for the diffusion tubes was noted by Members. A recent press release had indicated that the data that had been reported by Cheshire East were inaccurate. It was proposed that the Clerk reply to Mr Mason asking him to confirm that in the light of the recent press release, that the data set out in his email was accurate.

RESOLVED: The correspondence from Phil Mason is received and the item added to the next committee meeting agenda. The Clerk to write to Mr Mason as proposed (NC)

The Chairman proposed an amendment to the order of the agenda with the additional item, car parking charges at Nelson's Pit, taken as the next item on the agenda.

**37 Car parking charges at Nelson Pit**

Cllr Murray, a Cheshire East councillor for the area, spoke on this issue. There is a proposal from Cheshire East that car parking charges should be imposed at the car park at Nelson Pit. The Town Council had initially responded objecting to the proposal on the basis that it would displace parking on to local roads and that it was unlikely to raise income for Cheshire East because of the cost of installing and maintaining the car parking machines.

The report was due to be considered on Tuesday 26th July and new submissions would need to be put before the portfolio holder for consideration.

It was proposed that the Town Council writes to Cllr Paul Bates, the Cheshire East Portfolio holder for this matter and a copy sent to his PA Cathy Laws stating that Poynton Town Council is opposed to the proposal to introduce parking charges at the Nelson Pit car park. The introduction of charges would displace parking on to neighbouring roads which are already heavily congested. The site is materially different to that at Teggs Nose and Brereton which are situated in entirely rural areas. It would cause disruption to neighbouring businesses and community organisations, such as St Martin's Church and to the charitable Mary Sunley Trust, who require it for access to its disabled customers. The financial justification appears modest if not non-existent and was disproportionate to the cost and inconvenience this would cause to the community.

RESOLVED: That the Clerk write to Cllr Paul Bates as proposed (NC)

**38 Applications received to date**

38- 1 16/3236M Plot Ref :- Type :- FULL  
Applicant Name :- Mr M Barton Date Received :- 06/07/2016  
Location :- White lodge & Bridge House Date Returned :- 20/07/2016  
South Park Drive  
Poynton  
SK12 1BN  
Proposal : Alterations and extensions to two houses to form one larger one  
Observations : Recommend Refusal  
Poynton Town Council object to the development on the basis that the scale and magnitude of the proposed joint property is out of character with properties in the vicinity of the site. The Town Council is also concerned about the possible impact on the stream which flows at the side of the property and feeds Poynton Pool, particularly in view of the recent severe flooding in Poynton in June 2016 and we would ask that Cheshire East seek the opinion of the Environmental Agency regarding the stream before any decision is made on this planning application (NC)

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38- 2 16/3244M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Ben Shams Date Received :- 11/07/2016  
Location :- 53 Park Lane Date Returned :- 20/07/2016  
Park Lane  
Poynton  
SK12 1RD  
Proposal : Proposing for A3 planning permission, was previously a childrens clothes store. Now intending to change into a health food cafe  
Observations : Recommend no objection (NC)

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38- 3 16/3372M Plot Ref :- Type :- FULL  
Applicant Name :- Mrs Joanne Hodgson Date Received :- 06/07/2016  
Location :- 18 Hawthorn Grove Date Returned :- 20/07/2016  
Hawthorn Grove  
Poynton  
SK12 1TR  
Proposal : Single storey rear extension  
Observations : Recommend no objection

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38- 4 16/3418M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Edmund Carley Date Received :- 14/07/2016  
Location :- 44 Chester Road Date Returned :- 20/07/2016  
Chester Road  
Poynton  
SK12 1HA  
Proposal : Alteration to vehicular access of previously approved vehicular acces to four houses (approved under reference 14/2084M)  
The alteration proposes to add one additional vehicle crossover onto Chester Road. There would be three vehicle crossovers in total from the development  
Observations : Recommend no objection subject to the Council's Highway Officers being satisfied that the application is not incompatible with highway safety.

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38- 5 16/3461M

Plot Ref :-

Type :- FULL

Applicant Name :- Mr & Mrs Miles

Date Received :- 15/07/2016

Location :- 18 Buckingham Road  
Buckingham Road  
Poynton  
SK12 1JH

Date Returned :- 20/07/2016

Proposal : Two storey side extension and ground floor rear extension

Observations : Recommend Refusal  
RO3RD Cramped development  
RO5RD Inadequate space around buildings  
RO6RD Extension unneighbourly  
( 3 for, 1abstention.)

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**39 Communication messages**

There were no relevant subjects for communications.

The Meeting closed at : 9.20pm

Signed : \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

On behalf of :-

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