

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 7.00pm on Monday 19th December 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor M Beanland  
Councillor L.A. Clarke (C)  
Councillor C. A. Gorst  
Councillor T Holbrook  
Councillor L Podmore (VC)  
Councillor Mrs J Saunders  
Councillor G Smith

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

There were no questions from members of the public.

### **126 Apologies for absence**

CLrs I Hollingworth and M Sewart.

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

None.

### **128 Approve Minutes of Meeting held on 5th December 2016**

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 5th December 2016 are approved (NC)

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 16/5777M.

RESOLVED: That Planning Application 16/5777M is considered as the next agenda item (NC)

### **129 Planning Application 16/5777M**

Mr and Mrs Sheldon of Carleton Road spoke on application 16/5777M. Mr and Mrs Sheldon expressed concerns about the size of the alterations proposed, the raised roof height and the large dormer windows. In addition, they felt that the proposed extension is out of character with the other properties on Carleton Road. The proposed dormer raised issues of privacy. Photographs of the proposed site were shared with the Committee Members.

The Chairman explained that the Town Council is only an advisory body and that Mr and Mrs Sheldon should ensure that they also lodge any objections with Cheshire East.

RESOLVED: Recommend refusal on the grounds of R03RD that the proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of character with the existing properties in the immediate vicinity of the site, RO2RD loss of privacy and RO6RD extension unneighbourly (NC)

### **130 Cheshire East Local Plan Strategy Update**

Mr John Knight provided an update on the continuing developments relating to the Cheshire East Local Plan Strategy. Following the closure of the examination, both Cheshire East and other interested parties, including Poynton Town Council had provided further submissions to the Planning Inspector, Mr Pratt.

Mr Pratt has now published his 'Further views on modifications needed to the Local Plan Strategy in response to the additional documents'. The Inspector has stated that no further responses from interested parties should be submitted. The statutory consultation on the Local Plan is likely to commence sometime in January for a six week period. Parties will be able to make further representation at this time.

Mr Knight stated that from the latest document it is clear that Mr Pratt has accepted the points made in

relation to the Duty to Co-operate with Stockport Metropolitan Council, the Cheshire East assessment of housing need, the settlement hierarchy and the changes to the Green Belt policy and the removal of the three strategic sites in Poynton from the Green Belt. In addition he has accepted the revised spatial distribution development which will keep the housing figure for Poynton at 650 houses.

Some progress has been made in relation to windfall development and the Inspector has stated that Cheshire East should review realistically the amount of housing development that is likely to come forward from windfall development. However, the Inspector has not suggested that windfall development should be taken into account when looking at the overall housing figure.

In light of the Inspector's comments on windfall housing a further approach to Adrian Fisher, Head of Planning Strategy at Cheshire East in an attempt to agree the windfall houses in Poynton should be made.

Although the plan is still subject to change, it is likely that the final local plan will include the 650 houses, 10 hectares of employment land and the Safeguarded land at the former Woodford Aerodrome.

The Planning Inspector had referred to the Greater Manchester Spatial Framework in his report, commenting that this was only an initial draft consultation and therefore could carry very little weight at this time.

The Neighbourhood Plan should allow the Town Council to exert some influence over the housing mix, affordability and phasing of the 650 houses.

A Member drew the Committee's attention to a recent ministerial statement from Gavin Barwell, Minister of State for Housing & Planning and Minister for London relating to Neighbourhood Plans. The statement sets out three situations where the National Planning Policy Framework would not apply. Mr Knight advised that this mainly affected parts of the middle and south of the Borough which were not protected by Green Belt, unlike Poynton.

Members noted the response from Mr Fisher regarding the housing development numbers. The Deputy Clerk confirmed that no further correspondence relating to the issue had been received.

RESOLVED: That the email from Mr Fisher dated 6th December be received. That the Deputy Clerk responds to Mr Fisher asking when a response will be received and referring Mr Fisher to paragraph 5(iii) of the Planning Inspector's View's on Further Modifications and confirming that the Town Council would like to engage with Cheshire East on windfall housing and to see if it is possible to agree a definitive list for the windfall houses in Poynton. An invitation should also be extended to staff from the Planning Team should they wish to have a tour of the houses on the Town Council windfall list. It should be reiterated that the information on the list of planning consents supplied by the Town Council is drawn entirely from Cheshire East's own website. (NC)

The letter from Cllr Ainsley Arnold, Cabinet & Portfolio Holder for Planning and Housing, Cheshire East dated 21st November 2016 regarding the Cheshire East Housing Plan Strategy had been superseded by the 'Inspector's Views on Further Modifications Needed to the Local Plan Strategy'.

RESOLVED: That the letter from Cllr Ainsley Arnold is received (NC)

No further action was required in relation to the 'Inspector's Views on Further Modifications Needed to the Local Plan Strategy'.

RESOLVED: That the 'Inspector's Views on Further Modifications Needed to the Local Plan Strategy' be received and the Town Council will now await notice of the Statutory Consultation which will take place in January (NC)

### **131 Neighbourhood Plan Update**

Cllr Podmore updated as follows on the Neighbourhood Plan:

Residents who had responded were broadly in favour of the Neighbourhood Plan.

The main objections to the Plan were the Sprinks Farm, Hazelbadge Road and Sports Club sites.

John Knight is currently dealing with developer issues.

Cheshire East have ignored residents' wishes and adopted a Green Belt first approach to the Local Plan, the Neighbourhood Plan will be limited in what it can achieve as the sites identified in the Local Plan are those ones that have been objected to by local residents.

Cllr Podmore suggested that an agenda item on the Neighbourhood Plan be included at the next Town Council meeting.

RESOLVED: That an item on the Neighbourhood Plan be included on the agenda for the next Town Council meeting.

### **132 Greater Manchester Spatial Framework (GMSF)**

It was noted that the deadline for the consultation had been extended until the 16th January 2016. Mr Knight had provided a written update on the GMSF. The legal validity of the plan was being questioned in some quarters.

Coordination between the Boroughs was proving problematic as was a lack of cooperation between authorities inside Greater Manchester and those over the boundary.

Mr Knight had drafted his response to the GMSF consultation on a strategic level apart from item 8 in which he has concentrated on the proposed development of 2,000 homes at Woodford. Comment on the proposed development at High Lane of 4,000 houses, could also be made, should the Town Council wish. The draft response from the Council for the Protection of Rural England had included comments on the High Lane site.

The draft response covers the following areas:

Duty to co-operate

Unrealistic growth scenarios

Alignment between jobs and housing

Proposed spatial distribution of development and use of Brownfield sites

Green Belt release

Democracy of the GMSF process

Removal of Woodford Opportunity site from the GMSF

RESOLVED: That the written update from Mr Knight is received with thanks. That the responses from Stockport Metropolitan Council to the questions from the Town Council is received. That the draft response to the GMSF is received and that Mr Knight is requested to enhance his response to the GMSF with references and with a section on the proposed development at High Lane. That delegated powers are given to the Chairman and two other councillors to approve the draft response to the GMSF prepared by Mr Knight (NC).

### **133 Air Quality Monitor**

An email from Cllr Paul Bates regarding the air quality monitor had been received confirming that Cheshire East were not willing to provide financial support to recommission the air quality monitor.

The Deputy Clerk provided a written report which includes cost information for the recommissioning of the air quality monitor and estimated annual running costs.

A member asked why the Town Council were being asked to pay for the air quality monitor especially as the Local Plan was proposing development of 650 new houses in the Town. It was noted that as the figures from the air quality monitor showed that the pollution figures were consistently below the air quality limit value for Nitrogen Dioxide, Cheshire East had stopped monitoring the unit as they were satisfied that the diffusion tube monitoring on London Road was sufficient.

Information from the air quality monitoring used to be posted on the Cheshire East website but this is no longer the case. The Deputy Clerk had shared the most recent data with the Town Council at a previous meeting.

The Town Council had also approached SEMMMS to pay for the unit but they had refused.

A member noted that the air quality monitor was outdated and it was likely that cheaper air quality monitors were now available. This could be investigated in the future.

RESOLVED: That the offer from Cheshire East to transfer the air quality monitor to Poynton Town Council is declined. That Cheshire East are asked to provide the latest air quality figures from the diffusion tubes. The Clerk to carry out a longer term investigation as to the costs of alternative air quality monitors (NC)

### **134 Budget**

Following the resolution not to transfer the ownership of the air quality monitor to the Town Council, the Members reviewed the proposed budget for 2017/2018. Three possible options were presented to the Members.

There was £4,000 currently in the Planning Appeal Earmarked reserve. This was likely to increase to £9,000 at the end of the financial year if members agreed to transfer the underspend from the planning appeal budget to the reserves. In addition, the £2,000 from the Air Quality Monitor reserves could also be transferred.

RESOLVED: That option 3, excluding the air quality monitor costs and planning appeals costs, of the Planning and Environment Provisional Budget for 2017/18 is adopted. It is noted that the current year's air quality monitor and planning appeal underspend will transfer to reserves for planning appeals (NC)

### **135 Planning Decision List**

RESOLVED: That the Planning Decision List is received (NC)

### **136 Applications Received to Date**

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136- 1	16/5709M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr S Chadderton	Date Received :-	07/12/2016
	Location :-	6 Maple Avenue Maple Avenue Poynton SK12 1PR	Date Returned :-	
	Proposal :	Proposed single storey side extension, demolition of existing garage and erection of sunroom & garden store		
	Observations :	No objection (NC)		

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136- 2	16/5777M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Ruzza	Date Received :-	01/12/2016
	Location :-	14 Carleton Road Carleton Road Poynton SK12 1TL	Date Returned :-	
	Proposal :	Alterations to raise existing roof height and new dormer window		
	Observations :	Recommend refusal on the grounds of R03RD that the proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of character with the existing properties in the immediate vicinity of the site, RO2RD loss of privacy and RO6RD extension unneighbourly (NC)		

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136- 3	16/5863M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs J Sandford	Date Received :-	07/12/2016
	Location :-	5 Lostock Avenue Poynton SK12 1DR	Date Returned :-	
	Proposal :	Single storey rear extension		
	Observations :	No objection (NC)		

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136- 4	16/5903M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Laura Butler	Date Received :-	07/12/2016
	Location :-	1 Nelson Close Nelson Close Poynton	Date Returned :-	



R04MS insufficient information has been submitted with the application having regard to the increased traffic flow, the possible impact on endangered species such as newts, bats and badgers.

In addition, local residents have complained that local sewage services are already inadequate with sewage backing up into resident's properties and this is not addressed in the application.

The impact of flooding from the open water, given the recent history of flooding in Poynton, especially on 11 June 2016, is not addressed in the application. (NC)

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136- 9	16/6046M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Yang and Cox	Date Received :-	15/12/2016
	Location :-	40 London Road South London Road South Poynton SK12 1LF	Date Returned :-	
	Proposal :	Demolition of existing detached garage rear extension and conservatory. Proposed ground floor single storey extension to side and rear of property.		
	Observations :	No objection (6 for, 1 against)		

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**138** **Communication messages**

Members agreed the following communication messages:

Publicise the consultation in relation to the GMSF.

Publicise that the Neighbourhood Plan will be considered at the next Town Council meeting

Publicise consideration of the Poynton Bypass by the Strategic Planning Board at Cheshire East

RESOLVED: That the communication messages stated are approved (NC)

The Meeting closed at : 8.15pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

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