

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 21st November 2016 at the Civic Hall, Poynton

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

Also in Attendance :- Attending under SO 54: Cllr Mrs J Sewart substituting for Cllr M Sewart

### **0101 Questions from members of the public**

None

### **0102 Apologies for absence**

Cllrs T Holbrook, I Hollingworth, M Sewart and G Smith

### **0103 Declarations of Disclosable Pecuniary or Other Interests**

None.

### **0104 Approve Minutes of Meeting held on 31st October 2016**

For information it was noted that CE will be requested, in their letter of correspondence to residents, to suggest that they contact their Town/Parish Council to find out when a planning application is due to be considered by the Planning and Environment Committee

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 31st October 2016 are approved (NC)

### **0105 Cheshire East Local Plan Strategy Update**

a) Note the response from Poynton Town Council to the Cheshire East homework and other matters.

The Town Council have forwarded to Mr Pratt, the Planning Inspector, a document drafted by Mr Knight and approved by Cllrs Clarke, Podmore and Gorst. This includes an updated accurate list of sites that have been given planning consent. It was noted that this was a comprehensive response with thanks to Cllr Clarke.

RESOLVED: That the response is noted (NC)

b) Receive and consider the email from Adrian Fisher, Head of Planning Strategy at Cheshire East dated 28th October 2016 and any subsequent correspondence received.

It was noted that this information states that there are a 104 additions, with a net figure of 52. This is in direct variance to the information stated at the public enquiry where it was stated that the net figure was only 20. Members noted that this is a matter of serious concern, with a number of sites missed by Cheshire East including two sites on Coppice Road (14/3197M Spring Bank Farm and 15/0947M Coppice Farm).

Concern was raised with regard to the site of a bungalow on Shrigley Road North whereby the estate agents who are selling the property are stating that they have information from CE noting that limited in filling in villages is tolerated. A letter from a Planning Officer at Cheshire East giving such pre-application advice is being circulated to prospective buyers.

RESOLVED: That the Town Council respond to Mr Fisher with a copy to Mr Pratt noting that the figure stated is in material variance to what was stated at the hearings and asking Mr Fisher to provide a formal apology to the Inspector and substitution of the correct figure including an apology to those in attendance at the enquiry on that date who were given mistaken information by the CE officers.

In addition Mr Fisher should be asked to confirm why the two developments on Coppice Road are excluded from the map produced by Cheshire East and why planning consents granted after the 31st March 2016 are not included.

That the Town Council raise the concerns relating to the correspondence regarding Shrigley Road North and that Mr Fisher's attention is drawn to the letter circulated by estate agents. There are grave concerns that the property could be purchased under a false impression on the basis that it is a development property.  
(NC)

**0106 Neighbourhood Plan Update**

Cllr Podmore updated as follows on the Neighbourhood Plan:

111 residents have responded to the Neighbourhood Plan consultation.  
As a result, minor points on the Neighbourhood Plan will be amended.  
There were issues with the Neighbourhood Plan website so the deadline was extended by five days.  
CE have been complimentary and requested that some of their information is removed to condense the document.  
The majority of respondents are in favour of the Neighbourhood Plan and any objections are in relation to the CE information in the Plan.  
The aim is to have the document ready by the end of March 2017.

Members agreed that three quotations are obtained for the traffic survey. The Deputy Clerk will liaise with Mr Knight on this issue.

RESOLVED: That the verbal update on the Neighbourhood Plan is received. That the Deputy Clerk liaise with Mr Knight regarding the traffic survey and obtaining three quotations. (NC)

**0107 Greater Manchester Spatial Framework (GMSF)**

- a) Receive and consider the briefing note from Cheshire East regarding the GMSF
- b) Receive and consider the map of site allocations for GMSF

RESOLVED: That the documentation is received.  
That the Deputy Clerk send a reminder to Mr Knight to provide a draft response for submission by the 23rd December 2016 deadline with a response to be received and approved at the Planning and Environment committee meeting on 19th December 2016.  
That Stockport Council are invited to the committee meeting on 19th December 2016. That should Stockport Council be unable to attend the Town Council request their plans in relation to the new development in terms of transport for both Woodford and High Lane sites travelling to and from Stockport and Manchester.  
That the letter from Mr Fisher is received (NC)

**0108 Air Quality Monitor**

The Deputy Clerk spoke on the written report which includes cost information for an Air Quality Monitor.

RESOLVED: That the Deputy Clerk liaise with Cllr Beanland and Phil Mason at CE to follow up on developments with the Air Quality Monitor (NC)

**0109 Budget**

RESOLVED: That the Planning and Environment Provisional Budget for 2017/18 is received and reviewed by the Committee. The budget is referred as drafted to the Town Council (NC)

The meeting recommenced at 9.30pm

**0110 Planning Decision List**

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

**0111 Variation to Premises Licence, 5 Fountain Place, Poynton**

RESOLVED: That the report is received with no further action (NC)

### **0112 Cheshire East Household Waste Recycling Centre Consultation**

Members considered the Cheshire East Household Waste Recycling Centre consultation paper. It was proposed that the Deputy Clerk draft a response including points from an email by Cllr Berry stating that the site should stay open.

RESOLVED: That the Deputy Clerk draft a response to be approved by the committee Chair and Vice Chair. That the response utilise points raised by Cllr Berry, concern of an increase in fly-tipping, an increase in the distance travelled by cars, an increase in air pollution, noting that Disley and Wilmslow residents use the recycling centre and new homes as planned by CE will only increase the demand and usage of the facility (NC)

### **0113 Nelson Pit Car Parking Charges**

RESOLVED: That the Deputy Clerk draft a response to be approved by the committee Chair and Vice Chair. That the response is based on previous information noting concern of issues such as displaced parking, the negative impact on the church, a lack of car parking enforcement in the area. That it is noted that the Town Council are still awaiting details of statistics from parking enforcement as previously requested (NC)

### **0114 Applications Received to Date**

---

0114- 1	16/5285M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Jacklyn Muldoon	Date Received :-	23/11/2016
	Location :-	The Grain House Hill Green Farm Woodford Road SK12 1ED	Date Returned :-	21/11/2016
	Proposal :	Proposed demolition of conservatory and the construction of a two storey and single storey rear extension		
	Observations :	To defer decision due to inadequate information being provided That the Deputy Clerk writes to CE and notes that only the application is showing on the website (NC)		

---

0114- 2	16/5299M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs J Pater	Date Received :-	04/11/2016
	Location :-	26 Barnaby Road Poynton SK12 1LR	Date Returned :-	21/11/2016
	Proposal :	Two storey side and single storey rear extensions		
	Observations :	1st proposal: No objection subject to CE planning officers not considering it to be unneighbourly (3 for, 3 against) Chair with the casting vote casted vote against the motion (Rejected) 2nd proposal: Recommend rejection by CE on the basis of being out of character with the existing houses in the neighbourhood (5 for, 1 against)		

---

0114- 3	16/5300M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Kiely	Date Received :-	01/11/2016
	Location :-	Land at Middlewood Road Middlewood Road Poynton SK12	Date Returned :-	21/11/2016
	Proposal :	Proposed erection of 4 no 2 storey semi-detached dwellings with associated parking and vehicular access		

Observations : Town Council Concern: An updated flood report is required.  
 The design appears to be an improvement on previous proposals for the site but the Town Council remain very concerned about the issue of flooding, particularly because the previous flood report submitted dated January 2016 is shown to be wholly incorrect by the floods of 11th June 2016. Despite the flood report claiming that this would only happen once every 500 years, during the events of 11 June 2016 the whole of Middlewood Road flooded and this site was under water to a depth of several feet.  
 Unless clear evidence can be given that the properties would not be prone to flooding or cause flooding elsewhere through displacement of waters the application should not be approved.  
 The Town Council is also concerned that the site is in close proximity to a listed building and the Conservation Officer should be satisfied that any development is not incompatible.  
 CE Highways should also ensure that they are satisfied with the visibility splay on to Middlewood Road.  
 Rejected: 5 for, 1 against

---

0114- 4	16/5326M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Sean McDonald	Date Received :-	11/11/2016
	Location :-	89 Coppice Road Poynton SK12 1SL	Date Returned :-	21/11/2016
	Proposal :	Two storey extension and internal alterations		
	Observations :	No objection (NC)		

---

0114- 5	16/5432M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr D Cowen	Date Received :-	14/11/2016
	Location :-	25 Greymarsh Drive Greymarsh Drive Poynton SK12 YW	Date Returned :-	21/11/2016
	Proposal :	Proposed side & rear extensions		
	Observations :	No objection (4 for, 1 against, 1 abstention)		

---

0114- 6	16/5485M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Emma Tavenor	Date Received :-	15/11/2016
	Location :-	5 Trafalgar Avenue Poynton SK12 1RU	Date Returned :-	21/11/2016
	Proposal :	Proposed 2 storey side extension and single storey rear extension		
	Observations :	No objection (5 for, 1 against)		

---

0114- 7	16/5488M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Rob Wood	Date Received :-	15/11/2016
	Location :-	85 London Road South Poynton SK12 1LA	Date Returned :-	21/11/2016
	Proposal :	First floor extension over existing garage		
	Observations :	No objection (NC)		

---

0114- 8 16/5525M Plot Ref :- Type :- FULL  
Applicant Name :- Mr & Mrs Hirst Date Received :- 14/11/2016  
Location :- 87 Dickens Lane Date Returned :- 21/11/2016  
Poynton  
SK12 1NT  
Proposal : Proposed 2 storey side and single rear extensions  
Observations : No objection (4 for, 1 against, 1 abstention)

---

**0115 Communication messages**

Members agreed the following communication messages: Publicise the three consultations  
The GMSF.  
Cheshire East Household Waste Recycling Centre Consultation.  
Nelson Pit Car Park.  
Thank you to residents for the response to the Neighbourhood Plan.

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

The Meeting closed at : 9.30pm

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

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