

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 4TH SEPTEMBER 2017 AT THE CIVIC
HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, I Hollingworth, Mrs S Horsman and L Podmore

SO 56 Cllr Murray (until item 8)

89. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purposes of minute taking.

There were no other declarations of a recording of the meeting.

90. Questions from members of the public

Questions from members of the public were invited on the items requested.

91. Apologies for absence

Cllrs T Holbrook, Mrs J Saunders and M Sewart

92. Declarations of disclosable pecuniary or other interests

Cllr Podmore declared an interest in planning application 17/4297M and will abstain on this item of business. Cllr Clarke declared a non-pecuniary interest in planning application 17/4359M. Cllr Hollingworth declared an interest in planning application 17/4297M and will leave the meeting for this item.

It was proposed that the order of the agenda is amended to take the following items of business: Application No: 17/3896M and Application No: 17/4256M

RESOLVED: That the order of the agenda is amended as stated (NC)

93. Application No: 17/3896M Location: Land at Chester Road, Poynton
Applicant's name: Ainscough Strategic Land.
Proposal: Outline planning application for the demolition of buildings forming
no.199 Chester Road and residential development including associated

infrastructure, open space and landscaping with all matters reserved for future approval with the exception of access.

Mr Andrew Williams, 135 Chester Road asked the committee where the Community Infrastructure Levy (CIL) money from this development will be allocated.

A Member explained that Cheshire East are still in discussion on the issue of CIL funds;

15% of the money can be allocated to the local area with the rest allocated to Cheshire East or if there is a Neighbourhood Plan in progress 25% of the money is allocated to the local area and the remainder to Cheshire East. The current thinking is that both the S106 and CIL funds will be levied however this is unclear until the government make their autumn announcement. Cheshire East are undertaking a 6 week consultation on their CIL policy and they are also waiting on the government autumn announcement in November to decide how to proceed.

Will the Town Council push to retain the funds in Poynton?

Absolutely.

There is concern that 75% could disappear to a central pot and assigned to other areas of Cheshire East.

Members confirmed that this application will be called in by Cheshire East and be decided by a committee of Cheshire East councillors. Local councillors and residents are encouraged to attend and speak.

Members considered the application and from discussion it was noted that the design and access statement contradicts itself; there are issues of access and car parking. There is no information on how the Cheshire East policy in the new Local Plan will be achieved. There are issues of public transport. The consultation has been inadequate. In terms of utilities, this is a narrow roadway and there is no provision for the services to access the site. In general, the document is poor.

RESOLVED:

Recommendation Rejection

RO7HW (unacceptable increase in traffic)

The building of the A6 Marr Road and proposed Poynton bypass will not ameliorate this situation.

It is an unsustainable development, lacking transport as Cheshire East are proposing to withdraw the only bus service in the area and it is a 20 minute walk to Poynton train station contrary to the assertion in the applicants statement.

The application is unneighbourly in that the access road will have a serious impact on adjacent properties.

It is unclear how utilities, water, gas, electricity, telecoms and sewage will enter and leave the site; if it is along the access road the Town Council would urge that it be a planning condition that these are put in

under the footway and not in the carriageway and installed in such a way as not to cause inconvenience/disruption to neighbouring properties.

RO3TR loss of trees

The Town Council are concerned about run off of surface water from the site which would drain towards Poynton Brook which has suffered serious flooding in recent years.

The application is flawed with contradictory information, there is a lack of clarification on how transport issues will be taken into account and sustainable. There has been a lack of consultation completed.

What do CE have in place to ensure their policies are adhered to?

The Town Council notes that all consultations on this site both as part of the Local Plan process and those undertaken by the developers show a very high level of public opposition to the development and the site is being taken out of the Greenbelt only as a consequence of CE deliberately ignoring the opinion of the vast majority of people in Poynton, the Town Council believes it is a disgrace that this site has been put forward for development.

There is a strong strategic reason that this site should not be developed - it will effectively create a conurbation of Poynton into Woodford and breach the Green Belt in an area where it is an essential border between two counties which is one of its primary purposes.

In view of the impact of the A6 Marr Road and forthcoming Poynton Bypass that this site should not be considered for development until both roads are completed and future traffic patterns in the area are established.

The Clerk and John Knight to prepare a considered response based on the points made at the meeting and submit to Cheshire East by Friday 8th September 2017.

94. Application No: 17/4256M Location: Land at Dickens Lane, Sprink Farm, Dickens Lane, Poynton SK12 1NU Applicant's name: Hourigan Connolly, 7 Swan Square, Swan Street, Manchester M4 5JJ Proposal: Outline planning application for the demolition of all buildings and structures and the erection of up to 150 dwellings with 30% affordable homes, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dickens Lane. All matters reserved except for means of access.

A member noted that this is a disappointing document. The design statement illustrates there is no understanding from the authors of the document of the area or an understanding of living in this area. The document shows Poynton Brook flowing in the wrong direction; this is a significant illustration of the poor document that this is with much contradictory information throughout the 1400 pages of documents posted on the Cheshire East planning website.

Members of the public raised the following concerns:

- There is no mention of Waterloo Road, the junction with Dickens Lane is a blind spot and the road has no pathway.

- There is concern about the traffic figures reported; traffic congestion is not acknowledged in the documentation.
- There is an equestrian centre on Street Lane, Adlington, where vehicles must negotiate past horses and also a humpback bridge over the railway.
- Dickens Lane is already a very busy road and there are a number of schools in the area. (Vernon, Worth and St Paul's Primary Schools and Poynton High School).
- Drainage; currently this is not fit for purpose.
- Environmentally; all the ponds have not been surveyed for newts (an endangered species).
- The development will exacerbate the existing flooding issues; surface water on fields is already an issue.
- Dickens Lane; the traffic is intolerable. Three gardens have been entered by vehicles and residents injured and there has been one death. There is no speed management and the road is completely unsuitable for the development with concern for children using that road to go to school.
- The traffic figures do not include traffic from Waterloo Road so the traffic figures would be higher.

Where is the democracy in this process?

A member noted that this application will go before Cheshire East councillors for a decision.

Who provides the criteria for the road traffic flow survey? There is a danger of being misled and judgements based on false premises.

It was clarified that the information will be appraised by Cheshire East.

Mr Knight clarified that the traffic flow survey is completed based on a standard national model known as TRICS. Essentially, in these reports the traffic is modelled on areas that are not typical of Poynton; the projections are therefore totally flawed.

There was also some concern about when the traffic information was taken.

Can the Town Council request an assessment of sewage?

The onus is on the borough council as the planning authority to ensure that the evidence supplied is sufficient and it is for them to find experts on the various areas. There is evidence of inconsistency and inaccuracies from this information. Cheshire East should be checking and clarifying the situation and information submitted.

The Planning Inspector is doing what he likes, what can we do so that we, the residents of Poynton, are being listened to properly?

Residents are urged to write to Cheshire East. Also the Inspector into the Local Plan is no longer involved and Cheshire East are progressing the agreed Plan. All we can do now is moderate and mitigate against the worst excesses of the plan.

RESOLVED:

Recommendation: Rejection

RO7HW (highway safety); using Dickens Lane which is already used at unacceptable levels and increase traffic on other neighbouring roads; Waterloo Road and Moggie Lane in Adlington.

This is an unsustainable development.

Cheshire East are proposing to withdraw the only bus service in the area.

It is at least a 25 minute to walk to the train station therefore this is an inaccessible site; residents will overwhelmingly be travel by car and it is a significant distance from the nearest shops in Poynton.

The transport plan and assessment is seriously defective and considerably understates car ownership and usage which is common on estates such as this on the edge of Poynton.

What do Cheshire East have in place to ensure their policies are adhered to?

The Town Council are particularly concerned about the issue of flooding. The site is bordered along its complete southern and eastern side by Poynton Brook which flooded seriously in June 2016. A significant part of the site is within the indicative flood risk area indicated by the highway agency. The proposed layout from the developer intrudes into the flood risk area. The run off from the site into Poynton Brook will increase the risk of flooding downstream.

Local residents have advised the Town Council that there are drainage system is wholly unable to cope with additional run off or sewage from this site; there are already existing sewage problems on Dickens Lane.

The Town council notes that all consultations on this site both as part of the Local Plan process and those undertaken by the developers show a very high level of public opposition to the development and the site is being taken out of the Green Belt only as a consequence of Cheshire East deliberately ignoring the opinion of the vast majority of people in Poynton, the Town Council believes it is a disgrace that this site has been put forward for development.

The standard of the applicant's document on flooding indicates the stream is shown as flowing in the wrong direction and this suggests that no confidence can be placed to this document whatsoever.

Agreed delegated powers to Chair and Vice Chair to approve additional reservations with the document as highlighted by Mr Knight or other councillors.

The site is a home for endangered species including bats and newts and there is concern that not all the ponds on the site and nearby sites have been surveyed

(NC)

Cllr Hollingworth requested residents to forward their objections directly and offered to collate the views and forward them to the Chair for comment.

Residents were encouraged to express their views to Cheshire East.

What redress do residents of Poynton have; can we go to the ombudsman?

The ombudsman cannot reverse planning permission, they can award compensation where residents are affected. The only way to revoke planning permission is through a judicial review.

There is a strong concern of injury to Poynton residents.

The Chair thanked residents for attending.

95. Approve Minutes of Meeting held on 14th August 2017

It was noted that the application for Sovereign House (Pg 76 Application Number 17/3927M) was declined to be called in for decision by Cheshire East Councillors and will instead be decided by the Council's officers.

It was agreed that the Town Council logo is stripped from applications sent to CE because this makes the information unreadable when posted online.

It was confirmed that the Clerk and Deputy Clerk follow up on actions from previous minutes.

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 14th August 2017 are approved (NC)

96. Cheshire East Local Plan Strategy update

a. Receive and consider the Spatial Planning Update dated July 2017

RESOLVED: That the document is received. That the Town Council request the SADPD (Call for sites) relating to Poynton and in the neighbouring area of Adlington (NC)

97. Flood Risk Management

a. Receive and consider the Cheshire East Local Flood Risk Management Strategy 2017

RESOLVED: That the Town Council reply stating they have no objection to the proposals but that Cheshire East by zoning strategic sites in Poynton and the safeguarded land which are in flood risk areas seem to indicate that they have no seriousness in dealing with these matters. The information held by the Environment Agency is seriously out of date. That planning applications have been received recently with assertions by developers that they would flood only once in a thousand years when they were under several feet of water in June 2016. That the Town Council request Cheshire East to ensure that the flood risk

register is updated to take account of recent severe flooding in Poynton also in Macclesfield and Bollington (NC)

98. Stockport Local Plan consultation

a. Receive and consider the report prepared by John Knight in relation to the Stockport Plan Consultation

RESOLVED: That the report is received. That Mr Knight and the Clerk produce a draft for submission to Stockport for approval under delegated powers to the Chair and Vice Chair.

Cllr Murray left at 9.35pm

99. Neighbourhood Plan

a. Receive and consider a report prepared by John Knight in relation to the Neighbourhood Plan

b. Receive and consider a boundary of Higher Poynton proposed by the Neighbourhood Plan group

Mr Knight spoke on his report in relation to the Neighbourhood Plan. He explained that Cheshire East site methodology has been used to define a tight boundary for Higher Poynton. The purpose is to define the village of Higher Poynton, define in-filling and define what is limited.

From discussion, it was proposed that the boundary of Higher Poynton is reconsidered and Cllr Gorst join the group.

Cllr Podmore noted that the intention is to go out for further consultation on the Neighbourhood Plan. There was an expression of thanks to the volunteers on the Neighbourhood Plan for their efforts and hard work; the Clerk and Deputy Clerk will update the Town Council website to this effect.

RESOLVED: That the report is received. That the proposed Higher Poynton boundary is reconsidered. That Cllrs Gorst and Mrs Saunders are invited to join the group. That thanks are recorded to the volunteers for their hard work on the Neighbourhood Plan (NC)

100. Tree Preservation Orders

a. Note the emails received from Cheshire East dated 22nd August 2017 in relation to the Tree Preservation Order on Chester Road and the identification of trees covered by Tree Preservation Order

RESOLVED: That the emails are received. That the Clerk pursues the update situation with Cheshire East with a report to the next Planning and Environment committee meeting to be received (NC)

101. Air Quality Monitoring

Members received the report from the Deputy Clerk.

RESOLVED: That the report is received. That Cheshire East are requested to begin monitoring on other major roads in Poynton; London Road North, Chester Road, Dickens Lane and Park Lane. That the air quality monitor located at the junction of London Road South Road and Clifford Road which is making a humming noise is addressed (NC)

102. Planning applications received to date:

a. Application No: 17/3787M

Location: 9 Malmesbury Close, Poynton, SK12 1SE

Applicant's Name: Ms Ingrid Littlemore

Proposal: Proposed rear conservatory

Recommendation: **No objection subject to it not being within 900mm of the site boundary (NC)**

e. Application No: 17/4075M

Location: 171 London Road South, Poynton, SK12 1LQ

Applicant's name: Mr Nigel Wardle

Proposal: Re-submission of 17/2495M with revised roof details. Removal of existing pitched roof. Construction of first floor extension (Bedroom)

Reinstatement of pitched roof

Recommendation: **No objection (NC)**

f. Application No: 1/4101M

Location: Spring Bank Farm, Coppice Road, Poynton, SK12 1SP

Applicant's name: Mr Christopher Gleave

Proposal: Demolition of existing farm house and erection of replacement dwelling with associated works

Recommendation: **No objection (NC)**

g. Application No: 17/4202M

Location: 9 Derbyshire Road, Poynton, SK12 1TZ

Applicant's name: Mr David Brew

Proposal: Replacement of old wooden build shed in garden

Recommendation: **No objection to the replacement of the shed but it should be used only as an ancillary to 9 Derbyshire Road and not used as a dwelling or for any other purpose (NC)**

i. Application No: 17/4279M

Location: 22 Clifford Road, Poynton, SK12 1HY

Applicant's name: Mr Chiputkar

Proposal: Single storey front extension, insert window to side elevation and change hip roof to gable on first floor extension

Recommendation: **No objection (5 for, 1 abstention)**

The meeting adjourned at 10pm.
The meeting will recommence on Monday 11th September at 7.30pm.
Cllr Hollingworth gave his apologies for the next meeting.

Meeting End Time: 10.00pm