

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 6th March 2017 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
Councillor M C G Sewart
Councillor G Smith

Also in Attendance :- SO56: Cllr H Murray

176 Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted within a week when the draft minutes are produced.

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

177 Questions from members of the public

There were no questions from members of the public

178 Apologies for absence

Cllrs T Holbrook and I Hollingworth

179 Declarations of disclosable pecuniary or other interests

Cllr Podmore declared an interest in planning application 17/0624M and will abstain from the vote.

Cllrs Clarke, M Sewart and G Smith declared an interest in the agenda item, Licensing Applications as members of the Poynton Workmen's Club, and left the meeting for this item.

It was proposed that the order of the agenda is amended and planning applications 17/0624M, 18 Shrigley Road North and 17/0733M, 147 Chester Road are taken as the next items of business on the agenda.

RESOLVED: That the order of the agenda is amended and planning applications 17/0624M, 18 Shrigley Road North and 17/0733M, 147 Chester Road are taken as the next items of business on the agenda (NC)

17/0624M, 18 Shrigley Road North

The Chair clarified to members of the public that Poynton Town Council is an advisory body and does not make the decision on planning applications. The Chair urged members of the public to forward their views on the relevant planning applications directly to CE to be taken into account by CE planning officers.

The Chair invited members of the public to speak.

Mr Keith Farrell spoke in favour of application 17/0624M and noted the following points:

1. There is a desperate need for more properties in Poynton.
2. This is in an in-fill position; there were four properties in this location previously and under this application there is a request to build five properties.
3. The decision is made by CE and Mr Farrell is open to negotiation of the type of properties that should be built, for example, four semi-detached properties.
4. Mr Farrell confirmed that he is aware of residents concern and hopes that residents would prefer a pro-active use for the land.
5. At present there is a bungalow in poor condition on the land.
6. New development would benefit the road.

7. Mr Farrell will take into account the opinions of residents in the planning application.

Hayley Whittaker, 5 Shrigley Road North spoke on behalf of residents in attendance at the meeting against the application as follows:

The three main points against the application are:

- Impact on Green Belt
- Impact on highways
- Impact on services and utilities

1. The residents recognise that there is a National Planning Policy Framework with an exception of in-fill for new construction.
2. Unsure whether there have been four properties on this site previously. If there have been this would have been prior to the high traffic volume on this road in recent years.
3. Impact on the openness of Green belt; residents enjoy the view to the west.
4. CE are currently refurbishing the toilets at Nelson's Pit Visitor Centre and this clearly demonstrates this as a good visitor area.
5. Pavements are very narrow, it is already a struggle for pushchair and wheelchair users to negotiate. There is already considerable traffic in terms of the road from a bus route, horse transportation and local agricultural vehicles users.
6. It is difficult to understand how any vehicle could turn into the new narrow driveway.
7. There is an error in the application - location 1.02 regarding the existing parking.
8. Urge Town Council to take on this important information in their decision.

Cllr Mrs Saunders declared that as a councillor who may call in the application, she cannot declare her views and will abstain from the vote.

The committee members viewed the plans with the following resolution.

RESOLVED: That the Town Council recommend objection to planning application due to the following: The development is sited in the Green Belt and the development is contrary to the principle of openness in the Green Belt.

RO3RD the proposed development is cramped and intrusive and out of character, especially that the proposed houses are three storey whereas existing houses in the area are either bungalows or two storey houses.

RO3HW additional turning movements due to Shrigley Road North being a narrow road and would be contrary to highway safety. There are already existing problems with parking and vehicles using the road.

The Town Council is also concerned about the inadequacies of the sewers on Coppice Road. Nearby houses further down Coppice Road have suffered flooding as a consequence of the inadequacies of the sewage facilities on this road.

In addition, there are concerns relating to utilities and electricity supply for the area
5 for, 2 abstentions (Cllrs Podmore and Mrs Saunders)

17/0733M, 147 Chester Road

The applicant spoke in favour of planning application 17/0733M, 147 Chester Road to confirm that they are satisfied with the comprehensive planning application submitted.

Members considered the application and voted on the resolution.

RESOLVED: The Town Council has no objection in principle to the redevelopment of this site but is concerned with the highways issues raised by the proposed development of the four houses opening onto Tern Drive particularly the two houses nearest the junction. It would be difficult to safely access those drive-ways by cars bearing in mind the existence of a traffic island on Tern Drive near the junction with Chester Road and the very busy nature of this junction. We urge that the CE Highways Officer conduct a full review of the highways implications as it is the only vehicular access to/from the large "Bird Estate". (NC)

180 Approve minutes of meeting held 13th February 2017

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 13th February 2017 are approved (NC)

181 Cheshire East Local Plan Strategy update

Items 6a-c were considered together.

Members received and considered the draft response prepared by Mr John Knight in relation to the

Local Plan Strategy Main Modifications. Mr Knight spoke on the draft response which best fits the continuing concerns of the Town Council in the areas within which further objections can be lodged.

Members agreed that Mr Knight work with the Town Council Clerk and Deputy Clerk to submit comments to the consultation using the Cheshire East Council website.

Members thanked Mr Knight for a thorough report.

RESOLVED: That the draft response prepared by John Knight in relation to the Local Plan Strategy Main Modifications is received. That the appropriate submission be made by Mr Knight and the Clerk (NC)

That the email and attachments dated 21st February 2017, from Adrian Fisher, Head of Planning Strategy at Cheshire East Council regarding Spatial Planning Update are received. That the Town Council accept the invitation to attend a meeting with CE on 5th April 2017 at 10am. That Cllrs Clarke, Podmore and Mr Knight attend with an invitation to Cllr Hollingworth to attend the meeting on 5th April 2017. That the Town Council Clerk/Deputy Clerk will attend the meeting to take notes (NC)

That the email and attachment dated 27th February 2017, from Adrian Fisher, Head of Planning Strategy at Cheshire East Council regarding the consultation on Cheshire East Local Plan Site Allocations and Development Policies Document and the Community Infrastructure Levy and the Consultation Guidance Note is received (NC)

6d) Members noted the meeting arranged by David Rutley MP, with Cllr Rachel Bailey, Leader of Council Cheshire East, Adrian Fisher Head of Planning Strategy at Cheshire East Council and David Rutley MP on Friday 24th March

RESOLVED: That the meeting arranged by David Rutley MP, with Cllr Rachel Bailey, Leader of Council Cheshire East, Adrian Fisher Head of Planning Strategy at Cheshire East Council and David Rutley MP on Friday 24th March 2017 is noted. That Cllrs Clarke, Podmore, M Sewart and Mr Knight will attend with an invitation to Cllr Hollingworth to attend. That the Town Council Clerk/Deputy Clerk will also attend to take meeting notes (NC)

182 Site Allocations and Development Policies Document

RESOLVED: That the Site Allocations and Development Policies Document: Issues Paper and Call for Sites is received. That Mr Knight will draft a response (NC)

183 Community Infrastructure Levy

RESOLVED: That the Community Infrastructure Levy: Preliminary Draft Charging Schedule is received. That Mr Knight will draft a response (NC)

184 Draft Sustainability Appraisal Scoping Report

RESOLVED: That the Draft Sustainability Appraisal Scoping Report is received. That Mr Knight will draft a response (NC)

185 Neighbourhood Plan update

Cllr Podmore provided the following update on the Neighbourhood Plan:
Work has been progressing with the plan and a number of actions taken. Mr Knight is working on a top down approach, dealing with ensuring the plan meets its legal obligations.

At the last meeting, the group agreed with the Town Council, that as Cheshire East Council have determined that 450 units are to be built on the Greenbelt (against 83% of residents wishes) and that the remaining 200 units for Poynton need to be allocated by Poynton and that a Brownfield first approach is required.

In conjunction with this a meeting was organised with Tom Evans of CE with members of the Town Council and Neighbourhood Plan steering group in attendance.

During the meeting the discrepancies between the CE figures for housing built and/or given planning permission was discussed together with the impact on the infrastructure, possible additional sites and housing mix based upon work carried out by the Neighbourhood Plan group. These discussions will continue during the meeting with Cheshire East Council and David Rutley MP on 24th March 2017.

RESOLVED: That the verbal update on the Neighbourhood Plan from Cllr Podmore is received (NC)

186 Planning decision list

RESOLVED: That the planning decision list is received (NC)

Cllr Murray and Mr Knight left the meeting at 9.10pm.

187 Applications received to date

187- 1	16/6175M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Dr Tom Watson	Date Received :-	02/03/2017
	Location :-	42 Brookside Avenue Brookside Avenue Poynton SK12 1PW	Date Returned :-	08/03/2017
	Proposal :	Two storey side extension & new pavement crossing		
	Observations :	No Objection (4 for, 3 against)		

187- 2	17/0650M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr N Waterworth	Date Received :-	16/02/2017
	Location :-	17 Oakfield Road Poynton SK12 1AR	Date Returned :-	08/03/2017
	Proposal :	Proposed single storey side and front extension		
	Observations :	No objection (NC)		

187- 3	17/0694M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Stephen Gort	Date Received :-	24/02/2017
	Location :-	175 Coppice Road Poynton SK12 1SW	Date Returned :-	08/03/2017
	Proposal :	Bedrooms over existing garage		
	Observations :	No objection in principle subject to the windows in the side elevation of the first floor extension being glazed in obscured glass to preserve privacy (NC)		

187- 4	17/0725M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Carl Gannon	Date Received :-	20/02/2017
	Location :-	1 Towers Yard Barns Towers Road Poynton SK12 1DE	Date Returned :-	08/03/2017
	Proposal :	Change of use from garage to gymnasium (No external alterations)		
	Observations :	No objection (6 for, 1 against)		

187- 5 17/0760M Plot Ref :- Type :- FULL
Applicant Name :- Mr Keith Heppenstall Date Received :- 14/02/2017
Location :- 72 Glastonbury Drive Date Returned :- 07/03/2017
Poynton
SK12 1EN
Proposal : Change of Land Use: To incorporate within the domestic curtilage, the triangular area of land (approx 34 sqm) which is adjacent to the back garden. This land belongs to the home owner but is not currently within the existing domestic curtilage. It is proposed to erect a new southern boundary fence to replace an existing hedge which is now partly dead and in a poor state.
Observations : No objection (NC)

187- 6 17/0869M Plot Ref :- Type :- FULL
Applicant Name :- Mr & Mrs Thompson Date Received :- 20/02/2017
Location :- 165 Dickens Lane Date Returned :- 08/03/2017
Poynton
SK12 1NZ
Proposal : Demolition of existing garages, erection of two storey side extension with attached garage/store.
New front porch
Observations : No objection in principle subject to the windows in the side elevation of the first floor extension being glazed in obscured glass to preserve privacy (NC)

187- 7 17/0874M Plot Ref :- Type :- FULL
Applicant Name :- M S & M Wainwright Date Received :- 17/02/2017
Location :- Land on the Corner of Date Returned :- 08/03/2017
Glastonbury Drive
Poynton
SK12
Proposal : Development of new access junction and associated infrastructure
Observations : No objection in principle however the Town Council's opinions are expressed solely for the suitability of the junction for agricultural purposes only and for no other use of the land. The Town Council would request that the opinion of the CE Highways Officers be obtained on the possible impact of the junction on the exceptionally busy junction with London Road North (NC)

187- 8 17/1013M Plot Ref :- Type :- FULL
Applicant Name :- Mrs Cheryl Smith Date Received :- 23/02/2017
Location :- 76 Vernon Road Date Returned :- 08/03/2017
Poynton
SK12 1YR
Proposal : First floor extension above existing garage and single storey kitchen extension
Observations : It is difficult for the Town Council to form an opinion on this application as the proposed plans do not show the site boundary or the relationship with neighbouring properties. Subject to these constraints, The Town Council has no objection in principle providing that Cheshire East Council planning officers are satisfied that the proposed extension is not unneighbourly to the adjoining properties (NC)

187- 9 17/1106M Plot Ref :- Type :- FULL
Applicant Name :- Mr Rob Wood Date Received :- 01/03/2017
Location :- 85 London Road South Date Returned :- 08/03/2017
London Road South
Poynton
SK12 1LA
Proposal : First floor extension over existing garage
Observations : No objection

188 Licensing applications

Cllrs Clarke, M Sewart and G Smith left the meeting for this item.

Cllr Podmore chaired the meeting.

RESOLVED: That the application for a premises licence for The Vernon Suite at Poynton Workmen's Club, 142 Park Lane, Poynton, SK12 1RG is noted(NC)

Cllrs Clarke, M Sewart and G Smith re-joined the meeting. Cllr Clarke continued to chair the meeting.

189 Communication messages

Members agreed the following communication message:

The latest submission of the Local Plan (Mr Knight's report is published online).

The Town Council urge residents to make representations.

The closing date is 20th March 2017.

RESOLVED: That the communication message stated is approved (NC)

The Meeting closed at : 9.30pm

Signed : _____ Chairman Date: _____

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