

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 7.30pm on Monday 24th April 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 G Smith

Also in Attendance :- Under SO 56 Cllr Mrs Sandra Horsman

### **211 Recording of meeting**

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

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

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

There were no members of the public in attendance.

### **213 Apologies for absence**

Cllr I Hollingworth

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

Cllr L. A. Clarke declared an interest in planning application 17/2012M and left the room.

### **215 Approve Minutes of meeting held 27th March 2017**

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 3rd April 2017 are approved (5 for, 1 abstention)

### **216 Representation from Hourigan Connolly to the call for sites**

A representation from Hourigan Connolly was sent to Cheshire East on the 10th April 2017 in response to the call to sites. The representation relates to the release of Green Belt land off Waterloo Road in Poynton.

In the recent Neighbourhood Plan consultation, 83% of residents stated that they didn't want land released from the Green Belt and the majority of residents wanted less than 200 homes built in Poynton. There are ongoing issues with the inadequacies of the sewers on Dickens Lane and Coppice Road. Traffic from such a development would use Dickens Lane, Moggie Lane and Park Lane which are already used beyond capacity. The land also has former coal workings upon it which may be disturbed by any development activities and in addition there are issues of industrial archaeology relating to the area.

RESOLVED: That the correspondence from Hourigan Connolly is received. That the Town Council respond to Hourigan Connolly in the terms stated and the letter is copied to Cheshire East Planning (NC)

### **217 Air Quality Monitor**

An issue was raised at the Annual Town Assembly on the 10th April 2017 by a member of the public relating to air quality in the Town.

Cllr Clarke prepared a report outlining the current situation. The air quality monitoring station owned by Cheshire East on London Road South is no longer working having ceased operating several years ago. Cheshire East continue to monitor air quality through diffusion tube testing in the Town but this only

provides crude results which have a margin of error of +/- 20%. The current system of monitoring does not provide a continuous record of air quality in the Town.

The report made the following recommendations:

- 1.The Clerk to request the results of the diffusion tube analysis for Poynton covering the last five years.
- 2.To ask Cheshire East Council when they intend to publish their new Air Quality Strategy - the existing document was published in 2010, and will soon be obsolete due to the high level of development contained in the new Local Plan.
- 3.To investigate further the possibility of purchasing or hiring a suitable air quality monitoring device.

RESOLVED: That the report prepared by Cllr Clarke is received. That the Deputy Clerk write to Cheshire East as set out in the report's recommendations and that further investigation into hiring or purchasing a suitable air quality monitor device is carried out. Any proposals relating to the hire or purchase of an air quality monitor to be brought back before the Planning and Environment Committee for consideration (NC)

## **218 Housing White Paper**

This item had been deferred from the previous meeting in order to receive the consultation response prepared by the Campaign for the Protection of Rural England (CPRE).

RESOLVED: That the consultation response from the CPRE is received. That the Deputy Clerk prepares a response to the Housing White Paper consultation in line with the CPRE model responses but adjusted to take into account Poynton's specific circumstances. That the draft responses, once approved under SO51, be submitted by the deadline of the 2nd May 2017 by the Deputy Clerk

## **219 Planning decision list**

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

## **220 Applications received to date**

220- 1	17/1676M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr J Hill	Date Received :-	04/04/2017
	Location :-	Land at Park Lane Park Lane Poynton SK12	Date Returned :-	24/04/2017
	Proposal :	Proposed demolition and redevelopment for 4no. detached houses plus associated infrastructure		
	Observations :	Poynton Town Council recommends objection to this development on the following grounds: 1.That the access road includes a public footpath which is well used by residents of the Yew Tree Lane area and by pupils attending Poynton High School 2.That contrary to the statement in the applicant's supporting documents, there is a severe flood risk from the stream and the area flooded extensively on the 11th June 2016 (photograph supplied of area immediately downstream showing the extent of the flooding) 3.That bearing in mind that the development is at a lower level than adjacent houses on Yew Tree Way and Maple Avenue there is a potential risk of overlooking and would be unneighbourly as a consequence (NC)		

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220- 2	17/1881M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Dudley	Date Received :-	07/04/2017
	Location :-	81 Parklands Way Parklands Way Poynton	Date Returned :-	24/04/2017

SK12 1AT

Proposal : Proposed single storey extension to existing dwelling

Observations : No Objection (5 for, 1 abstention)

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220- 3 17/1909M Plot Ref :- Type :- FULL  
Applicant Name :- Mr B Wills Date Received :- 13/04/2017  
Location :- 2 Clumber Close Date Returned :- 24/04/2017  
Clumber Close  
Poynton  
SK12 1PG  
Proposal : Proposed single storey rear extension, dormer roof to garage, extension to the front  
dormer along with external material alterations  
Observations : No Objection (NC)

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220- 4 17/2012M Plot Ref :- Type :- FULL  
Applicant Name :- Miss Sophie Jenkins Date Received :- 18/04/2017  
Location :- 13 Oak Grove Date Returned :- 24/04/2017  
Oak Grove  
Poynton  
SK12 1AD  
Proposal : Proposed two storey side extension and single storey rear extension  
Observations : Cllr Clarke left the meeting for this item.  
No Objection (NC)

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**221 Communication messages**

RESOLVED: That the communication message is that the response to the Hourigan Connolly letter is publicised (NC)

The Meeting closed at : 8.00pm

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

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