

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.30PM ON MONDAY 25<sup>th</sup> SEPTEMBER 2017 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, T Holbrook, I Hollingworth, L Podmore and Mrs J Saunders

116. Recording of meeting

The town clerk confirmed that the meeting is recorded for the purposes of minute taking.

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

117. Questions from members of the public

There were no members of the public present.

118. Apologies for absence

There were no apologies for absence.

119. Declarations of disclosable pecuniary or other interests

There were no declarations of interest.

120. Approve minutes of meeting held on 11<sup>th</sup> September 2017

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 11<sup>th</sup> September 2017 are approved (6 for, 1 abstention)**

121. Tree Preservation Orders

The clerk reported that the Cheshire East officer has confirmed they have visited the sites at Chester Road and Dickens Lane and are currently working on the desk top assessments for the tree preservation orders.

**RESOLVED: That the deputy clerk continue to pursue this matter. That the deputy clerk brings a further report to the next meeting.**

Cllr M Beanland joined the meeting.

122. To receive and consider a verbal report from Cllr Mrs Saunders on the Public Open Space at Middlewood Road, Poynton

Cllr Mrs Saunders reported on her meeting with Frank Jordan, Executive Director of Place, Cheshire East Council to discuss the open space and explained that the town council has requested that the open space is transferred to the town council as an asset. The land is part of the Green Belt, is physically not suitable for use for housing and cannot be used for housing as it is not in the Local Plan.

Cllr Saunders demonstrated to Mr Jordan that she had not been contacted by Cheshire East Council about a consultation meeting to discuss the land and Cheshire East Council had therefore halted the consultation. Cllr Murray had not been able to attend the consultation meeting.

**RESOLVED: That the verbal report from Cllr Saunders is received. That Cllr Saunders and the town council continue to monitor the situation.**

123. To receive and respond to the Cheshire East Consultation on Dog Fouling and Dog Control Public Spaces Protection Order (PSPO)

The Chair outlined the draft Dog Fouling and Dog Control Public Spaces Protection Order and that it would allow various persons including police community support officers to give out fixed penalty notices and magistrates to impose fines of up to £1,000.

A member questioned how such an order would be enforceable in practice.

**RESOLVED: That the clerk is delegated to respond to the consultation that the town council strongly agrees that dog fouling is abhorrent, to question how enforcement will be carried out and state that more bins are needed on the upper Inclines. The town council is also concerned by the anti-social practice where some persons collect their dog waste, but then dump the bag nearby and do not dispose of it safely. The order should ensure that such persons are fully liable to fixed penalty notices and fines.**

124. Planning applications received to date

- a. Application No: 17/3483M  
Location: 129 Coppice Road, Poynton, SK12 1SN  
Applicant's Name: Mr Mohammad Tadayon  
Proposal: Demolition of existing derelict retail unit and replacement with a block of 4, two bedroom dwellings  
**Recommendation: The town council has no objection in principle to the development of this derelict commercial site but is unable to agree to this application and recommends rejection on the basis that it is out of character with the residential properties in the area, the internal layout of the site is cramped and it will be difficult for cars to access the rear of the site and that the bin store is too far from the road to meet planning regulations (NC)**

- b. Application No: 17/4546  
 Location: 9 Fir Close, Poynton, SK12 1PD  
 Applicant's Name: Mr and Mrs Mowbray  
 Proposal: Demolition of existing conservatory, double storey side extension and single storey rear extension to provide additional living space  
**Recommendation: No objection (NC)**
- c. Application No: 17/4631M  
 Location: 45 Chester Road, Poynton, SK12 1HA  
 Applicant's Name: Mr N Gannon  
 Proposal: Proposed single storey side and rear extensions  
**Recommendation: No objection (NC)**
- d. Application No: 17/4685M  
 Location: Sovereign House, London Road South, Poynton, SK12 1NJ  
 Applicant's Name: Mr Sanjay Shah  
 Proposal: Erection of 2 apartments (Class C3) in new structure on roof of building and relocation of telecommunications masts and equipment to another part of the roof.  
**Recommendation: Objection on the basis of:**
1. **R07RD – Development unneighbourly. That the development by virtue of its size, design and position relative to nearby property on London Road South, Queensway (including the flats over the Queensway shops) and Abbey Court, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property.**
  2. **R02RD – Loss of privacy. That the position of the proposed development, in relation to nearby property on London Road South, Queensway (including the flats over the Queensway shops) and Abbey Court, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of that adjoining property.**
  3. **Inadequate car parking with 16 parking spaces and 10 flats and a veterinary practice being developed.**
  4. **RO3LB – Adverse impact on setting of listed building. That the view of St George's church, a listed building, would be obstructed from some angles.**
  5. **The car park in front of Queensway shops is private and for the use of shop customers only.**
  6. **The height of the proposed building is not in keeping with Poynton where there are no four storey buildings. (NC)**
- e. Application No: 17/4043M  
 Location: 25 Yew Tree Lane, Poynton, SK12 1PU  
 Applicants Name: Mrs Abraham  
 Proposal: Erection of single storey dwelling house with two bedrooms within roofspace, within curtilage of existing dwelling.

**Recommendation: Objection on the basis of:**

1. **R01RD – Backland development.** The proposal represents an undesirable form of backland development without proper road frontage and which would be detrimental to the amenities of the occupiers of the adjoining dwelling.
2. **R02RD – Loss of privacy.** The position of the proposed development, in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of that adjoining property.
3. **R03RD – Cramped development.** The proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site.
4. **R05RD – Inadequate space around buildings.** The proposed development would provide inadequate space around and between buildings, particularly with regard to the provision of adequate levels of private open space.
5. **R07RD – Development unneighbourly.** The proposed development by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property. (NC)

f. Application No: 17/4679M

Location: 18 Hardwicke Road, Poynton, SK12 1BJ

Applicants Name: Mr Dany O'Grady

Proposal: Two storey rear and single storey side extension

**Recommendation: Objection on the basis that the pitch from the proposed new roof to the garage might lead to water flowing onto neighbouring property and is therefore unneighbourly. This is a detached house, but linked to the neighbouring houses on both sides, a point that may not always be clear from the plans submitted.**

g. Application No: 17/4766M

Location: 3 Towers Close, Poynton, SK12 1DH

Applicants Name: Mr Bernard Taylor

Proposal: 1<sup>st</sup> floor side extension over garage roof and changes to the front elevation

**Recommendation: No objection (NC)**

125. Communication messages

**RESOLVED: That the Cheshire East consultation on the dog fouling and dog control public spaces protection order is promoted.**

Meeting end time: 8pm