

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 11<sup>TH</sup> JUNE 2018 AT THE COUNCIL CHAMBER, CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, Mrs S Horsman and Mrs J Saunders

Cllr M Sewart arrived at 8.15pm

In attendance: Haf Barlow (Deputy Town Clerk), Tajinder Juss (Minute Taker) and approximately 33 members of the public

1. Recording of meeting

The Minute Taker confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted when draft minutes are produced.

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

2. Questions from members of the public

Questions from members of the public in attendance were addressed following agenda item 4.

3. Apologies for absence

Cllrs C Gorst, I Hollingworth, L Podmore.

Cllr M Sewart would arrive late as he had to attend a Cheshire East meeting.

4. Declarations of disclosable pecuniary or other interests

Members declared an interest in Application No: 18/2385M because the applicant is a member of Poynton Town Council staff.

The Chair proposed that Application No: 18/2502M is taken as the next item of business.

**RESOLVED: That Application No: 18/2502M is taken as the next item of business (NC)**

5. Application No: 18/2502M

Location: The Workshop, Shrigley Road North, Poynton

Applicants Name: Mr Jonathan Bailey

Proposal: Demolition of the existing structure and the construction of a three bedroom dwelling, with associated external landscaping works and the formation of two parking spaces

The applicant, Mr Jonathan Bailey, spoke as follows:

- The application was declined by the Planning Inspector on one point of the six points raised; namely the reduction in the openness of the Green Belt.
- The other points were considered not to be of material concern.
- Brownfield in-fill is allowed and in-fill, by its nature, is materially larger. Plans have been amended making the development smaller.
- The development will be dug down into ground level and this will be done in accordance with building regulations.
- Rejection on the basis of the size of plot is incorrect.
- The height of the building is no higher than a standard bungalow.
- Highways have no concern about the development.
- In terms of infrastructure, there are no material concerns and therefore these should not be considered.
- The development will use natural materials.

Hayley Whittaker, a resident, spoke against the application as follows:

- The application is not dissimilar to previously and the same issues remain.
- The site is not suitable for a residential dwelling, it is an odd shape and size.
- The proposed dwelling will overhang the building line.
- The neighbours on one side will be able to reach out and touch the corner of the house.
- At appeal, the development was rejected because of the reduction in openness to the Green Belt
- Neighbours are concerned regarding the possible damage that could be caused to neighbouring properties because of the digging down.
- The development is cramming a building onto a site.
- It is materially larger than the current workshop which occupies the land.
- The plans are misleading and it is difficult to understand how in terms of visual aspect this can be accommodated on the proposed site; the height demonstrates this concern.
- Cheshire East state that Higher Poynton is not a village therefore in-fill is not a consideration.
- The same points as raised previously are restated in rejection of the development.
- The property cannot be classed as an in-fill as it is at the end of the ribbon of development. The garage and car port adjoining are not residential buildings. The proposal of this development as in-fill is strongly challenged.
- The application is strongly contested.

The Chair granted the request from Mr Bailey to respond to Miss Whittaker and clarified that Miss Whittaker will be allowed to respond to any further points too.

Mr Bailey refuted the point that the plans are inaccurate and stated that the plans are legally compliant as required. In terms of in-fill, Cheshire East have clarified that this is in-fill and Higher Poynton is described as a village.

Miss Whittaker responded and stated that this cannot be in-fill and requested that Cheshire East call in the application and clarify the position. It cannot be that the end terrace is the end of a ribbon of development and also an in-fill plot. Also, there is only a small gap between buildings and there is a concern of digging down because there are no foundations in adjoining houses.

*Cllr M Sewart joined the meeting at 8.15pm.*

The committee members reviewed the plans.

From discussion the following points were noted:

The development is still too large on a constrained site.

Although a Brownfield site, the proposed development is materially larger than the existing footprint and projects well forward of the existing building line.

**RESOLVED: That the Town Council recommend rejection of the planning application on the basis of:**

**RO3RD – 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.**

**RO5RD – 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.**

**RO7RD – Development unneighbourly.**

**The site is in the Green Belt and should be treated with special sensitivity and care. It is a ribbon development and it projects well forward from the existing building line. In between the site and the former railway line are two residential gardens and there is an issue of un-neighbourliness particularly in relation to these two properties. It is noted that there is a change from the previous application and that there will be excavation on the site which will be over 1 metre deep; There is concern regarding subsidence in the area as it is a former mining area. (NC)**

The Chair reminded residents in attendance that the Town Council is only an advisory body. Cheshire East is the decision making body and residents are encouraged to write directly to Cheshire East Council.

The Chair proposed agenda item 7 as the next item on business.

**RESOLVED: That agenda item 7; to agree Town Council representation at the Cheshire East Strategic Planning Board Meeting on 27th June 2018 for the planning application for the land at Hazelbadge Road is taken as the next item on business (NC)**

6. To agree Town Council representation at the Cheshire East Strategic Planning Board Meeting on 27th June 2018 for the planning application for the land at Hazelbadge Road

The committee noted that the planning board meeting to consider the planning application for the land at Hazelbadge Road has been delayed to a planning meeting on the 1<sup>st</sup> August 2018. The site inspection will likely take place on 27<sup>th</sup> July 2018.

**RESOLVED: That the Town Council representation at the Cheshire East Strategic Planning Board Meeting for the planning application for the land at Hazelbadge Road is deferred to a subsequent Planning and Environment committee meeting (NC)**

Mr Ikoku, Hazelbadge Road, queried why the Cheshire East Strategic Planning Board Meeting on 27<sup>th</sup> June 2018 has been postponed to a later meeting date. A member noted that this is possibly due to information in relation to flood risk. Members were also informed that the request from the Town Council for a site inspection at either 8.30am or 3.30pm has been declined by Cheshire East.

7. Minutes of the previous meeting held on 14<sup>th</sup> May 2018

**RESOLVED: That the minutes of the Planning and Environment committee meeting held 14<sup>th</sup> May 2018 are approved (NC)**

8. Note the Cheshire East Housing Strategy 2018-2023

**RESOLVED: That the Cheshire East Housing Strategy 2018-2023 is noted (NC)**

9. Receive an update from the Deputy Clerk following a request to the A6MARR Project Team for information regarding the new access road on Woodford Road

The Deputy Clerk informed members that despite requests to the A6MARR Project Team for information regarding the new access road on Woodford Road no response has been received. The Deputy Clerk is requested to continue to pursue the matter.

**RESOLVED: That the verbal update from the Deputy Clerk following a request to the A6MARR Project Team for information regarding the new access road on Woodford Road is received. That the Deputy Clerk continue to pursue the matter (NC)**

10. Receive and consider a verbal report from Cllr Clarke regarding the meeting with Cheshire East officers on Thursday 17<sup>th</sup> May 2018 to discuss the Site Allocations and Development Policies

The Chair noted that there was a meeting with Cheshire East officers on Thursday 17<sup>th</sup> May 2018 to discuss the Site Allocations and Development Policies. In attendance was Cllrs Clarke, Beanland and Podmore. Mr Adrian Fisher and another planning officer attended from Cheshire East. It was noted that there is a target of 695 houses in Poynton, 450 are in the strategic sites which leaves a deficit of about 180 houses which they feel can be achieved including the use of the former Vernon Infant School site without further incursions into the Green Belt. The site allocations document is due to go to consultation later this year.

**RESOLVED: That the verbal report from Cllr Clarke regarding the meeting with Cheshire East officers on Thursday 17<sup>th</sup> May 2018 to discuss the Site Allocations and Development Policies is received (NC)**

11. Receive an update on the Neighbourhood Plan from Cllr Podmore

Cllr Podmore provided the following update on the Neighbourhood Plan by email to the committee:

The various sections of the Neighbourhood Plan have been reviewed in light of the feedback. Members of the Steering Group are meeting on a regular basis with Mr John Knight to make amendments. The intention is for the Plan to be ready for submission to Cheshire East in July 2018.

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

12. Receive and consider the Woodford Neighbourhood Plan, Regulation 14 consultation

Members agreed that Mr John Knight is requested to prepare a brief summary to form the basis of the submission and that the matter is taken forward through either another meeting or through SO 51.

**RESOLVED: That the Woodford Neighbourhood Plan, Regulation 14 consultation is received. That Mr John Knight is requested to prepare a brief summary to form the basis of the submission and that the response is agreed under SO 51 (NC)**

13. Agree a response to the Cheshire East Local Transport Plan consultation

**RESOLVED: That response to the Cheshire East Local Transport Plan consultation is received and submitted to Cheshire East (NC)**

14. Agree a response to the SEMMMS consultation

**RESOLVED: That the Deputy Clerk is requested to contact SEMMMS to find out how the Town Council can respond to the consultation and if necessary a suitable response is drafted accordingly (NC)**

15. Note the email dated 25th May 2018 regarding the delay to the Greater Manchester Spatial Framework consultation

**RESOLVED: That the email dated 25th May 2018 regarding the delay to the Greater Manchester Spatial Framework consultation is noted (NC)**

16. Receive and consider the email from John Knight regarding the Poynton Relief Road Compulsory Purchase and Side Roads Order and the Cheshire East Statement of Case dated 21st May 2018

**RESOLVED: That the email from John Knight regarding the Poynton Relief Road Compulsory Purchase and Side Roads Order and the Cheshire East Statement of Case dated 21st May 2018 is received. That the Town Council accept Mr Knight's offer for regular updates and continue to monitor the situation. That the Town Council request Mr Knight to draft a short statement in due course setting out the benefits of the Poynton Relief Road and the matter be considered at an appropriate time with regard to attendance (NC)**

17. Receive and consider an update from the Deputy Clerk in relation to Air Quality Monitoring

The Deputy Clerk spoke on the written report providing an update in relation to Air Quality Monitoring.

Members agreed that the Deputy Clerk is requested to obtain a third quote for air quality monitoring, to check that Cheshire East would accept the data as valid and report the details and findings at a subsequent committee meeting for consideration.

From discussion of the purpose and potential cost of obtaining the data, it was noted that although the Town Council cannot control the traffic into Poynton the data would provide accurate information even if Cheshire East did not accept the data.

Members agreed that the Deputy Clerk is requested to obtain a timeline for the Poynton Relief Road.

**RESOLVED: That the update from the Deputy Clerk in relation to Air Quality Monitoring is received. That the Deputy Clerk is requested to obtain a third quote for air quality monitoring, to check that Cheshire East would accept the data as valid and report the details and findings at a subsequent committee meeting for consideration and obtain a timeline for the Poynton Relief Road (NC)**

18. Receive and consider the notice of informal hearing in relation to Planning Application 17/3504M, Anson Engine Museum, Anson Road, Poynton

It was noted that the Town Council have written in support of the application.

**RESOLVED: That the notice of informal hearing in relation to Planning Application 17/3504M, Anson Engine Museum, Anson Road, Poynton is received (NC)**

19. Receive and consider the notice of informal hearing in relation to Planning Application 17/5569M, Land between 4 and 6 Shrigley Road North, Poynton

**RESOLVED: That the notice of informal hearing in relation to Planning Application 17/5569M, Land between 4 and 6 Shrigley Road North, Poynton is received. That the notice is first circulated to Members of the committee and then to all Members of the Council to find out if anyone can attend. That the Deputy Clerk attends the informal hearing if no Member is able to attend (NC)**

20. Receive and consider the planning decisions list, dated 6th June 2018

**RESOLVED: That the planning decisions list, dated 6<sup>th</sup> June 2018 is received (NC)**

21. Planning applications received to date

Application No: 18/0587M

Location: Sovereign House, London Road South, Poynton SK12 1JG

Applicants Name: Pets at Home

Proposal: Advertisement consent for new signage to shop front

**RESOLVED: No objection to the proposed signs but we understand there has been an application received to convert it to housing (4 for, 1 abstention)**

Application No: 18/2472M

Location: Existing roof top base station, Sovereign House, Queensway, Poynton SK12 1JG

Applicants Name: Diane Perry

Proposal: Prior notification of proposed relocation of existing telecommunications equipment comprising the relocation of 2 no antenna on a free-standing frame and installation of a lattice mast supporting 4 no relocated antenna and 2 no dishes together with ancillary development thereto

**RESOLVED: No objection (4 for, 1 abstention)**

Application No: 18/2191M

Location: 113 Coppice Road, Poynton, SK12 1SN

Applicants Name: Mr & Mrs Corby

Proposal: Single storey rear kitchen extension and rebuild of existing side porch. Loft conversion with rear facing dormer

**RESOLVED: RESOLVED: Rejection on the basis of RO6RD. The proposed extension, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from the adjoining property, causing an unacceptable loss of light to the detriment of residential amenities of the occupiers of that property (NC)**

Application No: 18/2295M

Location: 9 Vernon Road, Poynton SK12 1NG

Applicants Name: Mr & Mrs Howard

Proposal: proposed single storey side and rear extension

**RESOLVED: That the plans supplied are unsatisfactory because they do not show the relationship between the two properties in particular what type of gap there will be the two properties should the extension be built. If there is a proposed gap of less**

**than 900mm then the Town Council would recommend that the application is rejected as unneighbourly (NC)**

Application No: 18/2364M

Location: 10 Oakfield Road, Poynton SK12 1AR

Applicants Name: Mr James Adam

Proposal: Extension to front dormer bedroom across existing pitched roof

**RESOLVED: No objection (NC)**

Application No: 18/2368M

Location: 49 Parklands Way, Poynton SK12 1AL

Applicants Name: Mr G & Mrs M Davies

Proposal: Proposed single storey front extension including alterations to existing front facade

**RESOLVED: No objection (NC)**

Application No: 18/2385M

Location: 67 Parklands Way, Poynton SK12 1AT

Applicants Name: Mrs L Schjelderup

Proposal: Proposed side and rear extensions and loft conversion

**RESOLVED: That the Town Council do not comment on the application because the applicant is a member of the Town Council staff (NC)**

Application No: 18/2421M

Location: 4 Eaton Close, Poynton, SK12 1UY

Applicants Name: Mr Paul Birch

Proposal: Roof conversion, new roof with higher ridge level. New dormer on rear elevation

**RESOLVED: Rejection on the basis of:**

**R06RD - The proposed extension, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from the adjoining property, causing an unacceptable loss of light to the detriment of residential amenities of the occupiers of that property**

**R02RD - Loss of Privacy. The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy currently enjoyed by those occupiers of adjoining dwellings**

**The proposal is out of character with existing dwellings and is out of keeping with the nearby street scene where all other houses have a similar height. The development borders Waterloo Road and on the other side of Waterloo Road is Green Belt land and this could affect the openness of the Green Belt (NC)**

Application No: 18/2490M

Location: Rabbit Burrow Farm, Middlewood Road, Poynton SK12 1TS

Applicants Name: Mr Bernard McDonald

Proposal: Change of use of stable to dwelling

**RESOLVED: No objection but suggest that there should be no permitted development rights (NC)**

Application No: 18/2573M

Location: 37 Dickens Lane, Poynton SK12 1NN

Applicants Name: Mr Ashley Crank

Proposal: New front entrance, formation of new vehicular access with new "crossover" and double-parking space, infill brickwork to side elevation. Two storey rear extension with single storey lean to at rear of property and new timber side gate

**RESOLVED: Rejection on the basis of:**

**R06RD - The proposed extension, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from the adjoining property, causing an unacceptable loss of light to the detriment of residential amenities of the occupiers of that property**

**The proposal is out of character with the existing buildings (NC)**

Application No: 18/2663M

Location: 8 Milton Drive, Poynton SK12 1EY

Applicants Name: Mr Smith

Proposal: Proposed single storey side & rear extension

**RESOLVED: No objection (NC)**

22. Consider and agree any communication messages arising from this meeting

Consultation response to the Cheshire East Local Transport Plan

**RESOLVED: That the communication message as stated is agreed (NC)**

Meeting end time: 9.20pm