

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 12TH FEBRUARY 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: C Gorst, T Holbrook, Mrs S Horsman, L Podmore, Mrs J Saunders and M Sewart

224. Recording of meeting

The deputy clerk 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.

225. Questions from members of the public

There were no questions from members of the public.

226. Apologies for absence

There were no apologies for absence.

227. Declarations of disclosable pecuniary or other interests

Cllrs Podmore, Clarke and Sewart declared an interest in application 18/0304M and will leave the meeting for this item.

228. Approve minutes of meeting held on 29th January 2018

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 29th January 2018 are approved (NC)

229. To receive and consider the Spatial Planning update from Cheshire East for January 2018

A member asked whether the Town Council currently had a list of all identified brownfield sites in Poynton. A list is available on the Cheshire East Council website.

RESOLVED: That the Spatial Planning update from Cheshire East for January 2018 is received. That the Deputy Clerk is asked to obtain the list of brownfield sites in

Poynton and the adjacent area of Adlington and that an item on brownfield sites is included on the next agenda (NC)

230. To note the email from Sean Hannaby, Director of Planning & Sustainable Development at Cheshire East Council, dated 25th January 2018, regarding the challenge by Muller to the Cheshire East Local Plan

RESOLVED: That the email from Sean Hannaby, Director of Planning & Sustainable Development from Cheshire East Council is received (NC)

231. To receive an update from the Deputy Clerk following a request to the SEMMMS Team for information regarding the new access road on Woodford Road

The Deputy Clerk informed the committee that despite repeated attempts to contact the SEMMMS team regarding the new access road on Woodford Road no further information has been received.

RESOLVED: That this item is included on the next agenda and that the Clerk progress this to senior management at SEMMMS in order to obtain a response (NC)

232. To receive a verbal report from the Deputy Clerk in relation to the land off Middlewood Road and the new homes bonus

The Clerk and Deputy Clerk participated in a telephone conference on the 9th of February 2018 with Frank Jordan, Executive Director of Place and Jan Willis, Director of Finance and Procurement at Cheshire East Council. The Deputy Clerk outlined the details of the conference call.

Jan Willis summarised the new homes bonus:

- It has been allocated to support community priorities
- The fund is two million pounds and it will build on the participatory budget exercise conducted last year
- The Corporate Overview and Scrutiny Committee has requested that a task and finish group is set up to progress the work. (This should be set up shortly)
- The new homes bonus will be allocated to areas where houses have been built over the last five years
- Cheshire East will be divided into 5-6 areas
- An area could bring forward proposals for one off projects or enhancing and maintaining current council services
- Proposals should be based on local community priorities and should have a wider impact than just one community. There should be engagement with the volunteer and faith sectors and the PACP could be used as a mechanism for engaging other communities

Jan Willis was asked whether the new homes bonus could be used to support Poynton communities due to the large number of homes due to be built. She confirmed new homes bonus can only be allocated to areas where there has been house building over the last five years. No provision can be made for future building. The houses already built in Woodford

could not be considered either as they are in Stockport Borough and not Cheshire East, even though there was a direct impact on Poynton. Jan Willis suggested that the Town Council speak to Stockport to see if they are allocating any money through the new homes bonus.

Cheshire East would be keen to have the Town Council's thoughts on projects that the money could be used to support or any thoughts on the process for allocating the new homes bonus.

A member reported that the participatory budget exercise had been useful. It was agreed that the PACP would be a suitable mechanism for considering any projects that could be put forward for funding through the new homes bonus.

Cheshire East have made it clear that they will not transfer the land off Middlewood Road as a community asset. It is highly unlikely that the land could be used for development in the future. The Town Council could bid for the land for recreational purposes, but it would have to pay market value.

The Town Council should consider possible projects that could be funded, and it was suggested that the Communities Co-ordinator could be asked to investigate this further.

RESOLVED: That the report is received and that the matter of the new homes bonus is referred to the Communities Co-ordinator (NC)

233. To receive and consider the draft Poynton and Disley Area Profile

The Committee reviewed the draft Poynton and Disley Area Profile and noted the following:

- It is unclear what the document will be used for and it merely seems to repeat information that the public already know
- It appears to be an aspirational document with very few firm policy options
- Statements have been made in the document which are not supported by evidence
- The Town Council objected on several grounds to the rezoning of the Greenbelt to residential land, one of these being the existing heavy congestion on the roads and the certainty that the new sites would only increase congestion. The Town Council is now surprised that Cheshire East are only now identifying this as an issue when it was made clear by this council during the local plan process. We regret that concerns were ignored.
- There are a number of factual errors in the document:
 - Parking at the railway station is not free of charge
 - Stockport is not a city
 - The railway station is to the west and not the east of the town
- It is clear that the document appears to be written by someone unfamiliar with Poynton and not written with the benefit of local knowledge.
- The charges at the railway station have led to a significant rise in overflow parking on neighbouring streets to the great inconvenience of residents. This is the same at Nelson Pit since charges have been imposed by Cheshire East Council against the strong opposition of the Town Council and local community.
- The lack of public transport is entirely down to Cheshire East withdrawing bus services

- The committee were concerned about the proposal to consider relocating or building an additional train station to Adlington. Rather than investing in a new train station at Adlington the frequency of the service should be increased to every half hour and an hourly service at Middlewood Station. The money should be used wisely and targeted where it is needed.
- The idea of a park and ride is not sensible.
- Shared space has not reduced queuing traffic
- The Town Council is surprised to read about the supposed improvements in air quality when Cheshire East have deactivated the air quality monitor and are therefore unable to accurately measure air quality
- The Town Council cannot agree that in relation to the planning application for the land adjacent to Hazelbadge Road it includes improvements in access to Lower Park Primary School with a focus on improving safety. The proposals currently under consultation will not improve access to the school or improve safety and this is one of the reasons why the Town Council object to the development.
- That employment locations within the town are generally a significant distance from the railway station and not within walking distance
- The sentence “Of the working population 76% drive to work in Poynton” should be rephrased to make it clear that 76% of Poynton residents commute to work
- The Town Council would not support a High Lane to Disley relief road
- Miles and not kilometres should be the unit of measurement in the document

RESOLVED: That a response as set out above is sent to Cheshire East (NC)

234. To receive and consider a report from the Deputy Town Clerk on air quality monitoring

One of the criteria set out by Cheshire East in their response to increase air quality monitoring is where significant local development or highway changes are planned. Given that three strategic sites and other new development amounting to at least 650 new houses are due to be built in the town together with the significant road development from the A6MARR and also the Poynton by-pass, Cheshire East should be asked to reconsider their refusal to increase air quality monitoring in the town.

The committee discussed what other locations should be monitored and agreed that possible locations that should be proposed are:

- The post office on Chester Road
- The southbound carriageway between Park Avenue and Fountain Place on London Road North

In addition, Cheshire East should be reminded that as part of SEMMMS it was agreed that air quality monitoring should take place at the junction of Clifford Road and Chester Road.

RESOLVED: That the report on air quality monitoring is received. That the Deputy Clerk responds to Cheshire East as outlined (NC)

235. To receive and consider the planning decisions list, dated 12th February 2018

RESOLVED: That the Planning Decision List dated 12th February 2018 is received (NC)

236. Planning applications received to date:

Cllrs Clarke, Podmore and Sewart left the meeting for application 18/0304M

RESOLVED: That Cllr Saunders was elected as Chair for the following item

- a. Application No: 18/0304M
Location: 24 Oak Grove, Poynton, SK12 1AE
Applicants Name: Mr A Gait
Proposal: Roof alterations and an attic conversion with dormer
Recommendation: No objection (NC)

Cllrs Clarke, Podmore and Sewart returned to the meeting and Cllr Clarke resumed the Chair.

- b. Application No:18/0344M
Location: 97 London Road North, Poynton, SK12 1AG
Applicants Name: Miss Jenny Bell
Proposal: Proposed single storey kitchen extension
Recommendation: No objection (NC)
- c. Application No: 18/0415M
Location: 16 Siddington Road, Poynton, SK12 1SX
Applicants Name: Mr & Mrs Doogan
Proposal: First floor side extension and front porch
Recommendation: No objection (NC)
- d. Application No:18/0481M
Location: 76 Clifford Road, Poynton, SK12 1JA
Applicants Name: Mr Bradley Grime
Proposal: Outline planning permission for the construction of up to 4 dwellings on site of existing bungalow. (All matters reserved except for access/layout)
Recommendation: Rejection on the basis of RO3RD – 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.
The committee also noted that the location plan is inaccurate as the neighbouring property on the corner of London Road South and Clifford Road has already been demolished and replaced by four other properties (4 for, 2 against, 1 abstention)
- e. Application No: 18/0532M
Location: 6 Lostock Road, Poynton, SK12 1LL
Applicants Name: Mr N Stratford
Proposal: Proposed erection of detached store/garage
Recommendation: No objection but that Cheshire East should impose a suitable planning condition that the garage is to be used only in conjunction with the dwelling house at 6 Lostock Road for domestic purposes (NC)

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

RESOLVED: That the Town Council is continuing to pursue the issue of air quality with Cheshire East Council and to request again if any resident is able to support the Council with air quality monitoring (NC)

238. Other business

Correspondence from a resident has been received in relation to Hazelbadge Road. The date for submitting comments is the 20th February 2018 which is before the next scheduled Planning and Environment Committee meeting.

RESOLVED: As the correspondence from a resident might require action before the next committee meeting, that the correspondence is added as an agenda item (NC)

The correspondence was circulated to the committee members. The resident was disappointed at the Town Council's response to the Hazelbadge Road planning application. The resident requested that the Town Council write to Cheshire East Council to request that if they are minded to grant the application, that a condition is imposed that the Construction Management Plan includes a requirement for the school to be consulted before it is submitted to Cheshire East for approval. In relation to S106 money this can only be used for expansion of schools not for repairs and maintenance to a school.

RESOLVED: That the Deputy Clerk contacts Cheshire East Council to reiterate the objections to the Hazelbadge Road planning application but if they are minded to grant the application that a condition that the Construction Management Plan includes a requirement for the school to be consulted before it is submitted to Cheshire East for approval (NC)

Meeting end time: 8.55pm