

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 19TH MARCH 2018 AT THE CIVIC HALL,
POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, Mrs S Horsman, L Podmore and M Sewart

252. Recording of meeting

The shorthand assistant 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.

253. Questions from members of the public

A resident, Mr Alvin Ikoku, asked when the site visit for the Hazelbadge development is due to take place. Cllr Sewart confirmed that this will probably take place on Friday 23rd March 2018. The planning application is due to be discussed at a meeting on Wednesday 28th March 2018 and site inspections typically take place on the Friday previous to that meeting.

Mr Ikoku asked three further questions about this application:

1. At what time the inspection is due to take place? Cllr Sewart confirmed that he is unable to provide a time that the inspection is due to take place.

Generally, the decision on the site inspection is taken by officers at the beginning of the week and councillors are informed a day or two later. Mr Ikoku expressed concern that if the site visit does not take place between 8.15am – 9.15am or 2.15pm – 3.15pm it will be a futile exercise because it will not provide a true picture of the situation at Hazelbadge Road. Mr Ikoku expressed strong dissatisfaction with the process which means that public servants may not visit an area at a critical time.

2. Can questions can be asked at the planning application meeting due to be held on the 28th March 2018? Cllr Sewart explained that any member of the public has a right to attend and address the planning committee but this does not involve asking questions because there is no-one to answer questions raised.

3. Would all submissions will be read by members of the planning committee? Cllr Sewart noted that there are 12 members of the Strategic Planning Board and he would expect his colleagues to read all the documentation because of the detailed nature of discussions at the planning committee.

Questions from other members of the public were in relation to the proposed disposal of land off Middlewood Road, Poynton and were considered as part of that agenda item.

254. Apologies for absence

Cllrs T Holbrook, I Hollingworth and Mrs J Saunders

255. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared an interest in planning application 18/0890M and will leave for that item of business.

The committee agreed to take agenda item 8 as the next item of business.

256. Receive and consider the correspondence from the Asset Management Service at Cheshire East Council in relation to the proposed disposal of land off Middlewood Road, Poynton

The Chair clarified that the land off Middlewood Road, Poynton belongs to Cheshire East Council.

Mrs Tunnicliffe, a resident, addressed the meeting and explained that although they own the access road to this area, Cheshire East Council have not contacted them to inform them that they wish to sell this land. Mrs Tunnicliffe asked whether the area to be sold has been determined, by what means will the land be sold and whether the Town Council were informed of the details at their meeting with Mr Jordan. The details on the Cheshire East Council website have been withdrawn and residents of Middlewood Road and Davenport Golf Club who lease part of this land are concerned and suspicious of Cheshire East Council's intentions. Davenport Golf Club have a 21 year lease but have not been contacted by Cheshire East Council on the issue. The Chair clarified that the Town Council have requested information from Cheshire East Council on the intended method of disposal of the land. The Deputy Clerk confirmed that the Town Council have received no response to date.

It was agreed that the Clerk will contact Mr Jordan for full details of the site as requested by residents as information has been withdrawn from the Cheshire East Council website and is unavailable to residents.

The Chair explained that Cheshire East Council refused the request to transfer the land to Poynton Town Council.

A member of the public raised the issue of contamination and it was noted that Cheshire East Council are of the view that methane from the land seeps away harmlessly.

Mr Phil McCluskey, a resident, asked whether members of the Town Council were aware of restrictions on the sale of the land because it is an area of beauty, an open space with considerable wildlife. The Chair clarified that the Town Council are unable to speak on behalf of Cheshire East Council but noted that the land is classed as Green Belt with public footpaths across the land. A member of the Town Council stated that development of the land is highly unlikely.

Residents in attendance were suspicious about the arrangements and conditions for sale of this land because of the arbitrary nature of the letter circulated by Cheshire East Council.

RESOLVED: That the correspondence from the Asset Management Service at Cheshire East Council in relation to the proposed disposal of land off Middlewood Road, Poynton is received. That the Town Council write to Cheshire East and request full details on how they intend to dispose of the land including the process, advertising details and valuation of the land. That the Town Council note that Davenport Golf Club have not received a response to their correspondence to Cheshire East Council and urge Cheshire East Council to respond to the Golf Club who pay rent and business rates to the local authority (NC)

The meeting adjourned while the Deputy Clerk provided photocopies of the available documentation in relation to the land.

The meeting resumed at 8.20pm

257. Approve minutes of meeting held on 5th March 2018

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 5th March 2018 are approved (4 for, 2 abstentions)

258. 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 provided an update following a request to the A6MARR Project Team for information regarding the new access road on Woodford Road. The Deputy Clerk reported that the Town Council received a response to the initial email on 27th February 2018 providing details of the side road modifications however this did not show the road protruding into the field. The Town Council have written back to Emma Hughes of the A6MARR Project Team including evidence of the development. The Town Council has received a response on 15th March 2018 which states that the Town Council enquiry has been sent to the relevant officers within the project team at Cheshire East and a response will be issued in due course.

RESOLVED: That the 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 situation is monitored by the Deputy Clerk and is included on an agenda in due course (NC)

259. Receive and consider the Brownfield Register Report

The committee received and considered the Brownfield Register Report. From discussion, it was noted that the 2015 Cheshire East Report contained a number of inaccuracies and obsolete information. Representatives from the Town Council met with Cllr Mrs Bailey a year ago and it was agreed, as reflected in the minutes, that the former Vernon Infant School site would be included on the list of Brownfield sites. The site however, does not appear in the schedule of Brownfield sites.

It was proposed that the Town Council write to Cllr Mrs Bailey and copy to Adrian Fisher or his successor and Mr David Rutley MP noting that the agreement with Cheshire East has not been carried out and requesting a response from Cllr Mrs Bailey.

The Deputy Clerk clarified that the Brownfield Register only lists sites that meet specific criteria and does not list all brownfield sites.

RESOLVED: That the Brownfield Register Report is received. That the Clerk draft a suitable letter for approval by the Chair, Vice Chair and a third councillor and request a further meeting with Cllr Mrs Bailey and Mr David Rutley MP at the earliest opportunity. That a draft of the correspondence is sent to Mr John Knight (NC)

260. Receive and consider the Handforth Neighbourhood Plan, Regulation 16 consultation.

RESOLVED: That the Handforth Neighbourhood Plan, Regulation 16 consultation is received. That Mr John Knight is requested to review the document and draft a response for approval under SO51(NC)

261. Receive and consider an email from Cheshire East Council in relation to Air Quality Monitoring

Members considered an email from Cheshire East Council in relation to Air Quality Monitoring. It was noted that the Environmental Protection Officer is not proposing any further monitoring in Poynton. Members considered whether the Town Council should now instigate their own air quality monitoring; Cheshire East Council consider the readings to be too low in Poynton to warrant any further monitoring.

From discussion, it was agreed that the cost of reinstating the air quality monitor on London Road South is too high and therefore prohibitive. The

Town Council could consider running tests with diffusion tubes to ascertain levels of air quality and re-approach Cheshire East Council if readings are over the legal limit of 40 micrograms.

The two diffusion tubes would need to be located in locations compliant with Cheshire East Council requirements. The committee identified the junction of Fountain Place and Park Avenue and the junction of Burton Drive and Chester Road as possible suitable locations. Residents could be approached to request whether they are able to accommodate a diffusion tube to help obtain air quality readings.

RESOLVED: That the email from Cheshire East Council in relation to Air Quality Monitoring is received. That in principle the Town Council agree on their own air quality monitoring using diffusion tubes and seek volunteers to accommodate the diffusion tubes at the agreed locations where traffic is frequently standing (NC)

262. Planning decision list

RESOLVED: That the planning decisions list, dated 19th March 2018 is received (NC)

263. Receive and consider the notice of appeal dated 8th March 2018 in respect of planning application 17/4815M, Former Local Authority Depot, London Road North, Poynton

RESOLVED: That the notice of appeal dated 8th March 2018 in respect of planning application 17/4815M, Former Local Authority Depot, London Road North, Poynton is received. That the Town Council write to the Inspector with a copy of the Town Council's decision. That the Town Council respond to the resident in writing thanking them for the letter noting that the Town Council appreciate the points raised and inform them that the Town Council have written to the Inspector reiterating the objections of the Town Council (NC)

264. Planning applications received to date

Application No: 18/0179

Location: 12 Lower Park Crescent, Poynton, SK12 1EF

Applicants Name: Mr James Spencer

Proposal: Replacement of roof windows to rear elevation with dormer (amendment to previous approval 17/5024)

RESOLVED: Rejection on the basis of RO2RD and RO7RD (3 for, 2 against, 1 abstention)

Application No: 18/0830M

Location: 38 Tapley Avenue, Poynton, SK12 1XX
Applicants Name: Mr A Downes
Proposal: Proposed single storey side extension and front porch
RESOLVED: No objection (NC)

*Cllr Clarke left the meeting for Application No: 18/0980M
Cllr Podmore chaired the meeting.*

Application No: 18/0980M
Location: 21 Moreton Drive, Poynton, SK12 1FA
Applicants Name: Mr M Reid
Proposal: Proposed single storey rear extension.
RESOLVED: No objection (NC)

Cllr Clarke re-joined the meeting and continued to chair the meeting.

Application No: 18/1006M
Location: 19 Buckingham Road, Poynton, SK12 1JH
Applicants Name: Mr Michael Beaumont
Proposal: Garage conversion and single storey extension
RESOLVED: No objection (NC)

Application No: 18/1017M
Location: 21 Tulworth Road, Poynton, SK12 1BQ
Applicants Name: Mr Thomas Wall
Proposal: Erecting of a porch at the front of the property with downstairs toilet and garage moved forward to match, pitched roof installed where the current flat garage roof resides and the conversion of the current garage to living space.
RESOLVED: No objection (NC)

Application No: 18/1018M
Location: 36 Brookfield Avenue, Poynton, SK12 1HZ
Applicants Name: Mr Mike Dale
Proposal: Single storey rear extension
RESOLVED: No objection (NC)

Application No: 18/1130M
Location: 9 Collingwood Close, Poynton, SK12 1RS
Applicants Name: Mr D Peel
Proposal: Single storey rear extension
RESOLVED: No objection (NC)

Application No: 18/1153M

Location: 26 Meadway, Poynton, SK12 1DZ

Applicants Name: Mr Stephen Rock

Proposal: Single storey rear extension

RESOLVED: No objection (NC)

Application No: 18/1260M

Location: 5-7 School Lane, Poynton, SK12 1AX

Applicants Name: The Co-operative Food

Proposal: Removal and installation of new plant & 2400mm high hit & miss fencing to perimeter of new condenser unit to the rear

RESOLVED: No objection subject to the council's environmental officers being satisfied that noise from the new condenser unit will not be a disturbance to the residents of the flats above the shops (NC)

265. Communication messages

RESOLVED: That the communication message to seek volunteers to accommodate the diffusion tubes for air quality monitoring is approved (NC)

Meeting end time: 9.00pm